



Licensing Sub-Committee

Date: Friday, 16 April 2021
Time: 10.00 am
Venue: A link to the meeting can be found on the front page of the agenda.

Membership: (Quorum 3)

Councillors Emma Parker, Kate Wheller, Derek Beer and Jon Andrews

Chief Executive: Matt Prosser, South Walks House, South Walks Road, Dorchester, Dorset DT1 1UZ (Sat Nav DT1 1EE)

For more information about this agenda please telephone Democratic Services 01305 224202 elaine.tibble@dorsetcouncil.gov.uk



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Due to the current coronavirus pandemic and social distancing rules, the Council has reviewed its approach to holding committee meetings. Members of the public are welcome to watch and listen to the live meeting online by using the following link

<https://youtu.be/fePGTIwlp5U>

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A G E N D A

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1 ELECTION OF CHAIRMAN AND STATEMENT FOR THE PROCEDURE OF THE MEETING

5 - 8

To elect a Chairman for the meeting and the Chairman to present and explain the procedure for the meeting.

2 APOLOGIES

To receive any apologies for absence.

3 DECLARATIONS OF INTEREST

To receive any declarations of interest.

4 URGENT ITEMS

To consider any items of business which the Chairman has had prior notification and considers to be urgent pursuant to section 100B (4) b) of the Local Government Act 1972. The reason for the urgency shall be recorded in the minutes.

5 NEW PREMISES LICENCE APPLICATION FOR TWISTED CIDER

9 - 76

An application has been made for a new premises licence for Twisted Cider Barn in Longburton. The application has been out to public consultation and has attracted relevant representations. A Licensing Sub-Committee must consider the application and representations at a public hearing.

6 EXEMPT BUSINESS

To move the exclusion of the press and the public for the following item in view of the likely disclosure of exempt information within the meaning of paragraph x of schedule 12 A to the Local Government Act 1972 (as amended).

The public and the press will be asked to leave the meeting whilst the

item of business is considered.

7 SUPPLEMENT - SUMMARY OF OBJECTIONS

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TEMPORARY LICENSING SUB-COMMITTEE HEARINGS PROCEDURE AND GUIDANCE

The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 and The Licensing Act 2003 (Hearings) Regulations 2005

This Temporary Procedure and Guidance notes makes provision for the conduct of local authority Licensing Sub-Committee hearings, held between 4 April 2020 and 7th May 2021, and for public and press access to these meetings and are made in accordance with Coronavirus Act 2020 and The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

The following points of clarification apply throughout:

- A reference to a “meeting of the Licensing Sub-Committee” or reference to a “place” where a meeting is held, includes more than one place, electronic, digital or virtual locations such as internet locations, web addresses or conference call telephone numbers.
- Any reference to being “attend” “attendance” “present” at a meeting includes through remote attendance.
“Remote access” means remote access of public and press to a Council meeting to enable them to attend or participate in that meeting by electronic means, including by telephone conference, video conference, live webcasts, and live interactive streaming.
- A Member of the Licensing Sub-Committee who is a “Member in remote attendance” attends the meeting at any time if all of the conditions in subsection section 5(3) of The Local Authorities and Police and Crime Panel (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 are satisfied, which means the Member in remote attendance is able at that time—
 - (i) to hear, and where practicable see, and be so heard and, where practicable, be seen by, the Members in attendance,
 - (ii) to hear, and where practicable see, and be so heard and, where practicable, be seen by, any members of the public entitled to attend the meeting in order to exercise a right to speak at the meeting, and

(iii) to be so heard and, where practicable, be seen by any other members of the public attending the meeting.

- Any reference to a member, or a member of the public, attending a meeting includes that person attending by remote access.

Rights of a Party

1. A party has the right to attend the hearing and may be represented by any person.
2. A party is entitled to give further information where the authority has asked for clarification.
3. A party can question another party, and/or address the authority, with consent of the authority.

Failure to Attend

4. If the authority is informed a party does not wish to attend, the hearing may proceed in their absence.
5. If a party has not indicated their attendance and fails to attend the hearing may be adjourned if considered in the public interest, or hold the hearing ensuring the party's representation is considered.
6. Where the authority adjourns the hearing it shall notify the parties of the date, time and place.

Procedural Information

7. At the start of the hearing, the authority shall explain the procedure which it proposes to follow and shall consider any request for permission for another person to appear at the hearing.
8. A hearing shall take the form of a discussion led by the authority and cross-examination shall not be permitted unless the authority considers that it is required.
9. The authority will allow the parties an equal maximum period of time in which to speak.
10. The authority may require any person behaving disruptively to be disconnected from the hearing, and may refuse that person to be reconnected, but such a person may, before the end of the hearing, submit in writing information they would have been entitled to give orally had they not been required to leave.

FOOTNOTE:

In relation to all other matters governed by the Licensing Act 2003 (Hearings) Regulations 2005 any party or their representative may contact the Licensing Department at Dorset Council and they will be provided with a full copy of the regulations on request.

LICENSING SUB-COMMITTEE PROCEDURE

1. At the start of the meeting the Chairman will introduce:
 - the members of the sub-committee in attendance
 - the council officers in attendance
 - the parties and their representatives in attendance
2. The Chairman will then deal with any appropriate agenda items.
3. The Licensing Officer will be asked to outline the details of the application, including details of any withdrawn representations.
4. The applicant or their representative is then invited to present their case.
5. Committee members will be invited to ask questions.
6. Where appropriate the Responsible Bodies e.g. representatives of Police, Fire Services, Environmental Services or Trading Standards will be invited to address the sub-committee on any relevant representations they may have.
7. The Chairman may then allow an opportunity for questions asking each person in turn if they wish to ask a question.
8. The Chairman will ask any person who has made representations, who has already expressed a wish to do so, to address the sub-committee. The sub-committee will have read all the papers before them, including any letters of representation. Members of the public are asked to keep their comments concise and to the point.
9. All parties will be given the opportunity to “sum up” their case.
10. The Chairman will ask the Legal Advisor if all relevant points have been addressed before advising all parties present that the public part of the meeting will conclude. The sub-committee will then consider its decision in private. The sub-committee will also have the Democratic Services Officer in remote attendance, and the Legal Advisor can be called upon to offer legal guidance.
11. The decision of the Licensing Sub-Committee shall be communicated to the parties and made available on the Council’s website as soon as practicable.

NOTE

The Chairman may vary this procedure, as circumstances require but will have regard to the rules of natural justice and the Licensing Act 2003 (Hearings) Regulations 2005, and the requirements of The Local Authorities and Police and

Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

The remote meeting will be available to via web-link details of which will be set out on the agenda. However, the public can be excluded from all or part of the meeting by removal of remote access where the sub-committee considers that the public interest in so doing outweighs the public interest in the meeting or that part of the meeting, taking place in public.

Under no circumstances must the parties or their witnesses offer the sub-committee information in the absence of the other parties.

The Chairman and the Sub-Committee have discretion whether to allow new information or documents to be submitted and read at the meeting.

Licensing Sub-Committee 16 April 2020 New Premises Licence Application for Twisted Cider

For Decision

Portfolio Holder: Cllr J Haynes, Customer and Community Services

Local Councillor(s): Cllr M Penfold

Executive Director: J Sellgren, Executive Director of Place

Report Author: Aileen Powell
Title: Licensing Team Leader
Tel: 01258 484022
Email: aileen.powell@dorsetcouncil.gov.uk

Report Status: Public

Recommendation: The Sub-Committee determines the application in the light of written and oral evidence and resolves to take such steps as it considers appropriate and proportionate for the promotion of the licensing objectives of;

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

Reason for Recommendation: The Sub-Committee must consider the oral representations and information given at the hearing before reaching a decision.

1. Executive Summary

An application has been made for a new premises licence for Twisted Cider Barn in Longburton. The application has been out to public consultation and has attracted relevant representations. A Licensing Sub-Committee must consider the application and representations at a public hearing.

2. Financial Implications

Any decision of the Sub-Committee could lead to an appeal by any of the parties involved that could incur costs.

3. Climate implications

None

4. Other Implications

Public Health and Community Safety

5. Risk Assessment

Having considered the risks associated with this decision, the level of risk has been identified as:

Current Risk: Low

Residual Risk: Low

6. Equalities Impact Assessment

Not Applicable

7. Appendices

Appendix 1 – Application

Appendix 2 – Previous Licence

Appendix 3 – Representations Objecting to the Application

Appendix 4 – Representations Supporting the Application

Appendix 5 – Further Correspondence

Appendix 6 – Conditions consistent with the Operating Schedule

8. Background Papers

[Licensing Act](#)

[Live Music Act](#)

[Section 182 Guidance](#)

[LGA Councillors Handbook](#)

[EHRC - Guide to the Human Rights Act for Public Authorities](#)

9. Details

- 9.1. Benjamin Weller has applied for a new premises licence for the Twisted Cider Barn at Spring Farm, Bradford Lane, Longburton. The applicants are applying for a new licence after a fire destroyed their previous premises

which was licensed. The full application is attached at appendix 1, and the previous licence is attached at appendix 2.

- 9.2. The description of the premises states that the area being applied for is “limited to a section of the barn called the Twisted Cider Barn. The area is a single room purposely constructed from concrete block walls set inside a larger agricultural building (not accessible to the public)”.

- 9.3. Mr Weller originally applied for;

Live Music (indoors and outdoors) on three occasions

Wassailing (2nd Saturday in January)	1600-2000
Twisted Cider Open Day (1st Saturday in July)	1200-2200
Christmas Market (1st Saturday in December)	1600-2200

Supply of Alcohol (on and Off the premises) and Recorded music (indoors and outdoors)

Monday to Thursday	09:00 to 20:00
Friday and Saturday	09:00 to 23:00
Sunday	10:00 to 20:00

With a condition stating that no alcohol will be served for consumption on the premises before 11:00 on every day of the week.

- 9.4. Following representations Mr Weller amended the application to

Supply of Alcohol (on and Off the premises)

Monday to Thursday	09:00 to 18:00
Friday and Saturday	09:00 to 21:00
Sunday	10:00 to 16:00

Live and Recorded Music have been removed. They would however be permitted under the Live Music Act 2012.

- 9.5. The application has been advertised on the premises, in a newspaper and the Councils web site.
- 9.6. No representations were received from the responsible authorities and Dorset Police have indicated they are satisfied with the application and the conditions contained within the operating schedule and listed at appendix 6.
- 9.7. Three representations have been received objecting to the application, although one of these has multiple signatures. Since the revised application was submitted one signatory has withdrawn from the petition. The representations are included at appendix 3.
- 9.8. Eight Letters of support have been received. The representations are included at appendix 4.

- 9.9. Following receipt of the representations the applicant put together a revised application and a statement of how he intended to operate. The Licensing Authority also corresponded with residents to outline the changes. This correspondence and any responses are attached at appendix 5.

10. Considerations

- 10.1. Paragraphs 9.42 to 9.44 of the Section 182 Guidance sets how the Authority should decide what actions are appropriate.

9.42 Licensing authorities are best placed to determine what actions are appropriate for the promotion of the licensing objectives in their areas. All licensing determinations should be considered on a case-by-case basis. They should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be.

9.43 The authority's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve.

9.44 Determination of whether an action or step is appropriate for the promotion of the licensing objectives requires an assessment of what action or step would be suitable to achieve that end. While this does not therefore require a licensing authority to decide that no lesser step will achieve the aim, the authority should aim to consider the potential burden that the condition would impose on the premises licence holder (such as the financial burden due to restrictions on licensable activities) as well as the potential benefit in terms of the promotion of the licensing objectives. However, it is imperative that the authority ensures that the factors which form the basis of its determination are limited to consideration of the promotion of the objectives and nothing outside those parameters. As with the consideration of licence variations, the licensing authority should consider wider issues such as other conditions already in place to mitigate potential negative impact on the promotion of the licensing objectives and the track record of the business. Further advice on determining what is appropriate when imposing conditions on a licence or certificate is provided in Chapter 10. The licensing authority is expected to come to its determination based on an assessment of the evidence on both the risks and benefits either for or against making the determination.

10.2. The Live Music Act 2012 allows any premises with a licence that allows the consumption of alcohol on the premises to have live amplified music between 08:00 and 23:00 without a licence. This only applies when the audience is under 500 people. The Legislative Reform (Entertainment Licensing) Order 2014 has amended the Licensing Act so that there is a similar provision for recorded music, and also states that any conditions relating to any of this entertainment would not have any effect between 8am and 11pm. There is a safeguard within the Licensing Act that at a Review hearing the provisions of the Live Music Act could be disapplied.

11. Recommendation

11.1. The Sub-Committee determines the application in the light of written and oral evidence and resolves to take such steps as it considers appropriate and proportionate for the promotion of the licensing objectives of;

- a) the prevention of crime and disorder
- b) the prevention of public nuisance
- c) public safety
- d) the protection of children from harm.

11.2. The steps that the Sub-Committee may take are:

- a) to grant the licence subject to such conditions as the authority considers appropriate for the promotion of the licensing objectives, and the mandatory conditions
- b) to exclude from the scope of the licence any of the licensable activities to which the application relates;
- c) to refuse to specify a person in the licence as the designated premises supervisor;
- d) to reject the application.

11.3 If the licence is to be granted the steps outlined in the Operating Schedule must be translated into conditions that would be attached to the licence. A list of conditions that would meet this criterion and are appropriate is attached at appendix 6. Any conditions that relate to regulated entertainment have been ignored as this is no longer being applied for.

Footnote:

Issues relating to financial, legal, environmental, economic and equalities implications have been considered and any information relevant to the decision is included within the report.

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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 Benjamin Clark Weller

(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

Twisted Cider Barn, Spring Farm, Bradford Lane, Dorset,			
Post town	Longburton	Postcode	DT9 6ES

Telephone number at premises (if any)	07841841289
Non-domestic rateable value of premises	£

Part 2 - Applicant details

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

Please tick as

- | | | | |
|----|--|-------------------------------------|-----------------------------|
| a) | an individual or individuals * | <input checked="" type="checkbox"/> | please complete section (A) |
| b) | a person other than an individual * | | |
| | i as a limited company/limited liability partnership | <input type="checkbox"/> | please complete section (B) |
| | ii as a partnership (other than limited liability) | <input type="checkbox"/> | please complete section (B) |
| | iii as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| | iv other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) | a recognised club | <input type="checkbox"/> | please complete section (B) |

- d) a charity ☐ please complete section (B)
- e) the proprietor of an educational establishment ☐ please complete section (B)
- f) a health service body ☐ please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales ☐ please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England ☐ please complete section (B)
- h) the chief officer of police of a police force in England and Wales ☐ please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or ☐
- I am making the application pursuant to a
- statutory function or ☐
- a function discharged by virtue of Her Majesty's prerogative ☐

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

M <input checked="" type="checkbox"/> r Mrs <input type="checkbox"/> Miss <input type="checkbox"/> M <input type="checkbox"/> s Other Title (for example, Rev)			
Surname: Weller		First names: Benjamin Clark	
Date of birth 18.08.1982		I am 18 years old or over <input checked="" type="checkbox"/> Please tick yes	
Nationality British			
Current residential address if different from premises address	[REDACTED]		
Post town	[REDACTED]	Postcode	[REDACTED]
Daytime contact telephone number			
E-mail address (optional)	ben@twistedcider.co.uk		
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)			

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SECOND INDIVIDUAL APPLICANT (if applicable)

M <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> M <input type="checkbox"/> Other Title (for example, Rev)			
Surname		First names	
Date of birth		I am 18 years old or over <input type="checkbox"/> Please tick yes	
Nationality			
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)			
Current residential address if different from premises address			
Post town		Postcode	
Daytime contact telephone number			
E-mail address (optional)			

(B) OTHER APPLICANTS

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

Name
Address
Registered number (where applicable)

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

Part 3 Operating Schedule

When do you want the premises licence to start?

DD		MM		YYYY			
0	1	0	4	2	0	2	1

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

DD		MM		YYYY			

The premises are located in the Well Field at spring farm in a new barn built of steel. The premises will be limited to a section on the barn called the Twisted Cider Barn. The area is a single room purposely constructed from concrete block walls set inside a larger agricultural building (not accessible to the public) with roller shutter security door and pvc inner doors 1 x entrance 1 x exit with separate male, female and disabled toilet facilities next to emergency exit, all doors are wheelchair accessible (see floor plan). Designated outside areas will be available when weather permits with a separate designated smoking area. Building is situated at the top of a field 150 metres from the nearest private dwelling, walking door to door on Bradford Lane, Longburton, Dorset. Access to the building is provided by a large gated concreted entrance with ample off road parking.

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

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

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

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

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

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

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

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

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)			
Mon						
Tue						
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)			
Thur						
Fri						
Sat			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 6)			
Sun						

B

Films Standard days and timings (please read guidance note 7)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 3)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)			
Mon	-----	-----				
Tue	-----	-----				
Wed	-----	-----				
Thur	-----	-----	<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)			
Fri	-----	-----	<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 6)			
Sat	-----	-----				
Sun	-----	-----				

C

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

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	-----	-----	<u>Please give further details here</u> (please read guidance note 4)		
Tue	-----	-----			
Wed	-----	-----	<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Thur	-----	-----			
Fri	-----	-----	<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	-----	-----			
Sun	-----	-----			

E

Live music Standard days and timings (please read guidance note 7)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	x
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4) For the following annual events: Wassailing 1600-2000 unamplified (2nd Saturday in January) Twisted Cider Open Day 1200-2200 amplified (1st Saturday in July) Christmas Market 1600-2200 amplified (1st Saturday in December)		
Mon					
Tue					
Wed					
Thur			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 5)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	x
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4) Background music through a domestic stereo.		
Mon	0900	2000			
	-----	-----			
Tue	0900	2000	<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
	-----	-----			
	-----	-----			
Wed	0900	2000	<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Thur	0900	2000			
	-----	-----			
Fri	0900	2300			
	-----	-----			
	-----	-----			
Sat	0900	2300			
	-----	-----			
	-----	-----			
Sun	1000	2000			
	-----	-----			
	-----	-----			

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	-----	-----	<u>Please give further details here</u> (please read guidance note 4)		
Tue	-----	-----			
Wed	-----	-----	<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Thur	-----	-----			
Fri	-----	-----	<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	-----	-----			
Sun	-----	-----			

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon	-----	-----		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue	-----	-----	<u>Please give further details here</u> (please read guidance note 4)		
Wed	-----	-----			
Thur	-----	-----	<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri	-----	-----			
Sat	-----	-----	<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun	-----	-----			

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	-----	-----	<u>Please give further details here</u> (please read guidance note 4)		
Tue	-----	-----			
Wed	-----	-----	<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Thur	-----	-----			
Fri	-----	-----	<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	-----	-----			
Sun	-----	-----			

J

Supply of alcohol Standard days and timings (please read guidance note 7)			<u>Will the supply of alcohol be for consumption – please tick</u> (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
Day	Start	Finish		Both	x
Mon	0900	2000	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 5)		
	-----	-----			
Tue	0900	2000			
	-----	-----			
Wed	0900	2000			
	-----	-----			
Thur	0900	2000			
	-----	-----	<u>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u> (please read guidance note 6) No alcohol will be served for on premises for consumption before 1100 on every day of the week.		
Fri	0900	2300			
	-----	-----			
Sat	0900	2300			
	-----	-----			
Sun	1000	2000			
	-----	-----			

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

Name Benjamin Clark Weller	
Date of birth [REDACTED]	
Address [REDACTED] [REDACTED] [REDACTED]	
Postcode	[REDACTED]
Personal licence number 2010/01679/LAPER	
Issuing licensing authority Hammersmith and Fulham	

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5)
Day	Start	Finish	<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 6)
Mon	0900 -----	2000 -----	
Tue	0900 -----	2000 -----	
Wed	0900 -----	2000 -----	
Thur	0900 -----	2000 -----	
Fri	0900 -----	2300 -----	
Sat	0900 -----	2300 -----	
Sun	1000 -----	2000 -----	

M

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

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

The four licensing objectives will be governed by our operating schedule and the policies that are driven from it which have been highlighted below in connection with the information provided on the pro-forma risk assessment. The policies will drive the processes which will be used to train staff and create customer awareness. The review of policies, processes and training will be carried out but not limited to annually, with a view to stay updated with new regulations.

b) The prevention of crime and disorder

C.C.T.V.

A C.C.T.V. system has been installed and recordings will be maintained for an appropriate period of time to be agreed with the Police and the Licensing Authority. If the C.C.T.V. equipment fails, then Police and the Licensing Authority will be informed immediately by telephone and immediate steps will be taken to put the equipment back into working order. A notice will be displayed at the entrance to the premises advising that C.C.T.V. is in operation. See floor plan for camera positions.

Bottles and glasses.

Drinks will be served in plastic or toughened glasses. All bottles sold will be made of plastic (where available). Where glass bottles are to be used the contents will be decanted into plastic or toughened glasses. Customers carrying open or sealed bottles or glasses not purchased from the premises will not be admitted at any time. Customers will not be permitted to take open containers of alcohol or soft drinks from the address. All bottles and glasses are to be removed from public areas as soon as the contents have been drunk or are empty. Bottle bins for collection or empty bottles will not be accessible to members of the public.

Proof of Age Cards.

We operate an approved age verification policy Challenge 25 which is a retailing strategy that encourages anyone who is over 18 but looks under 25 to carry an acceptable ID if they wish to buy alcohol. Posters will be situated in the premises and staff will be trained on forms of I.D that are acceptable. Anyone refused will be recorded in the refusal log.

Drinks Promotions:

All-inclusive nights or other irresponsible drinks promotions will not be permitted. The Designated Premises Supervisor or a Personal Licence holder will be in charge of the premises when any drinks promotions are taking place.

Drugs & Weapons:

We have an anti-drugs & weapons policy and the Police will be notified of all seizures. Searching as a condition of entry will be considered at all times and will be mandatory when directed by Police.

Notices:

Crime prevention notices are displayed warning customers of the possibility of crime which may target them, e.g., "Bags should not be left unattended", "Watch out for Pickpockets". A detailed "Customer Code of Conduct" poster is conspicuously displayed warning

customers that if they act in an inappropriate manner they could be barred from all licensed premises in the vicinity. Any restrictions on the admission of children to the premises are conspicuously displayed outside the premises.

We are becoming a member of Pub watch and a representative attends Pub watch meetings and participates in all initiatives. A Personal Licence holder will be at the premises at all times when alcohol is being sold or regulated entertainment is being provided. We have a policy on the safe management of large groups, i.e., hen and stag parties.

c) Public safety

Fire Safety:

We have conducted a suitable Fire Risk Assessment at the premises and implemented the necessary control measures. All exit doors are easily operable without the use of a key, card, code or similar means. Exit doors are regularly checked to ensure they function satisfactorily. Records of all these checks are kept and can be produced on request. All removable security fastenings are removed whenever the premises are open to the public or staff. Upholstered seating is fire retardant and complies with current fire safety regulations. Curtains, hangings and temporary decorations are located so as not to obstruct exits, fire safety signs or fire-fighting equipment. Notices detailing the actions to be taken in the event of fire or other emergency are prominently displayed and maintained in good condition. Access is provided for emergency vehicles and kept clear and free from obstruction at all times. Fire drill and emergency lighting tests are conducted weekly / monthly. Records of these tests are available upon request. All fire exits and means of escape are signed in accordance with BS5499: Part 1: Specification for Fire Safety Signs: 1990. All staff members have been trained in fire and emergency evacuation procedures. Wall and ceiling finishes are fire resistant to the appropriate standard. Exit doors open outwards or are secured in the open position if this is not the case.

Disabled People:

Adequate arrangements exist to enable the safe movement within the premises of disabled people and their safe evacuation in the event of an emergency.

First Aid:

Adequate and appropriate First Aid equipment and materials are available on the premises. At least one suitable trained First Aider will be on duty when the public are present. If more than one First Aider is present, their respective duties will be clearly defined. First Aiders are trained to deal with drug and alcohol related problems.

Fire Safety – Lighting:

In the absence of adequate daylight suitable and sufficient artificial lighting is provided and maintained in any area accessible to the public. Fire safety signs are adequately illuminated. Emergency lighting is installed and regularly maintained. Emergency lighting batteries are fully charged before the admission of the public. The emergency lighting battery has a capacity of 15 minutes to allow adequate evacuation of the premises. Emergency lighting tests are conducted monthly. Records of these tests are available upon request.

Safety Certificates:

The premises have either a current and satisfactory National Association of Professional Inspectors and Tester (N.A.P.I.T) electrical installation report. An inspection is carried out every 5 years and a new report will be obtained each time.

The premises have either a current satisfactory N.A.P.I.T emergency lighting report. An inspection is carried out every year and a new report obtained each time.

The premises have current and suitable Public Liability Insurance in the sum of £5 million. A certificate will be obtained each year and displayed at the premises.

The premises have current certificates of inspection for all portable firefighting equipment. An inspection is carried out every year and new certificates will be obtained at these intervals.

The premises have a current certificate of inspection for the fire detection alarm. An inspection is carried out every year and a new certificate will be obtained at these intervals.

Any temporary electrical installation being used is checked before use by a N.A.P.I.T electrician and a temporary electrical installation report or a certificate of compliance with British Standard BS7909: 1998 will be obtained.

All safety signs warning customers about the risks to their health and safety are to comply with BS5378 1980: Safety Signs and Colours. Free drinking water will be available at all times when the premises is open to the public and taps are labelled as such. Personal safety messages are displayed, e.g., "Make mine a safe one" or similar poster campaign. A "Hot Line" to local taxi firms is available. A policy is in place for escorting all patrons from the premises to a licensed taxi or private hire vehicle should a request be made. Smoking is not permitted within the building a suitable area for customers wishing to smoke is available outside. Seats are available to accommodate 50% of the maximum capacity of the premises.

d) The prevention of public nuisance

Noise and vibration:

A noise management plan has been devised and is in operation at the premises. Noise or vibration from the premises will be maintained at a level that will not be audible at the façade of any neighbouring noise sensitive premises. Doors will be kept closed when regulated entertainment is taking place. Main doors are double glazed to minimise the breakout of noise. All entrances and exits have an effective lobby to minimise the breakout of noise. Prominent, clear and legible notices are displayed at all exits requesting patrons to respect the needs of local residents and to leave the premises and the area quietly. The use of explosives, pyrotechnics and fireworks of a similar nature which could cause disturbance in surrounding areas is not permitted. Disposal of empty bottles into waste receptacles outside the premises will not be permitted to take place between the hours of 23:00 hrs and 07:00 hrs to minimise disturbance to nearby occupiers. For the final hours of opening the music is reduced in volume and is discernibly quieter. The playing of live or recorded music in garden or outside seating areas of the premises is not permitted after 23:00 hrs. The garden or outside seating areas are closed to the public after 23:00 hrs. All fixed plant and equipment at the premises e.g., ventilation systems that produce significant levels of noise are fitted with appropriate means of noise suppression and are restricted in their use so as to minimise disturbance to any neighbouring noise sensitive premises. Children's inflatable play equipment will not be in use at the premises.

Noxious smells:

All ventilation and extract systems are designed and maintained so as to prevent noxious smells causing a nuisance to nearby properties. Refuse receptacles are cleaned with disinfectant at least weekly.

Light pollution:

Flashing / bright / flood lights used outside the premises and any security or access lighting installed will not be operated so as to cause a nuisance to nearby occupiers. All external lighting, including floodlighting, is directed away from adjacent occupiers.

Litter:

Litter receptacles are placed outside the premises for customers to use and are emptied at least daily. The premises has a waste collection contract with Dorset Council who remove waste. Staff undertake a litter pick to a distance of 50 metres around the premises daily.

e) The protection of children from harm

The premises have clear signs displayed for restricting people under 18 years of age from purchasing alcohol. No child under the age of 16 is permitted on the premises when the bar is open for business unless they are accompanied by someone 18 or over. The premises operate a proof of age policy challenge 25 that has been agreed by the police.

For online sales our website has an age verification page and all orders delivered by Twisted Cider or the courier company need to be received by an individual who is aged 18 or over, in line with our delivery T&C's found on the website.

Checklist:

Please tick to indicate agreement

- | | |
|--|---|
| ■ I have made or enclosed payment of the fee. | x |
| ■ I have enclosed the plan of the premises. | x |
| ■ I have sent copies of this application and the plan to responsible authorities and others where applicable. | x |
| ■ I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable. | x |
| ■ I understand that I must now advertise my application. | x |
| ■ I understand that if I do not comply with the above requirements my application will be rejected. | x |
| ■ [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15). | x |

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

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL

PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

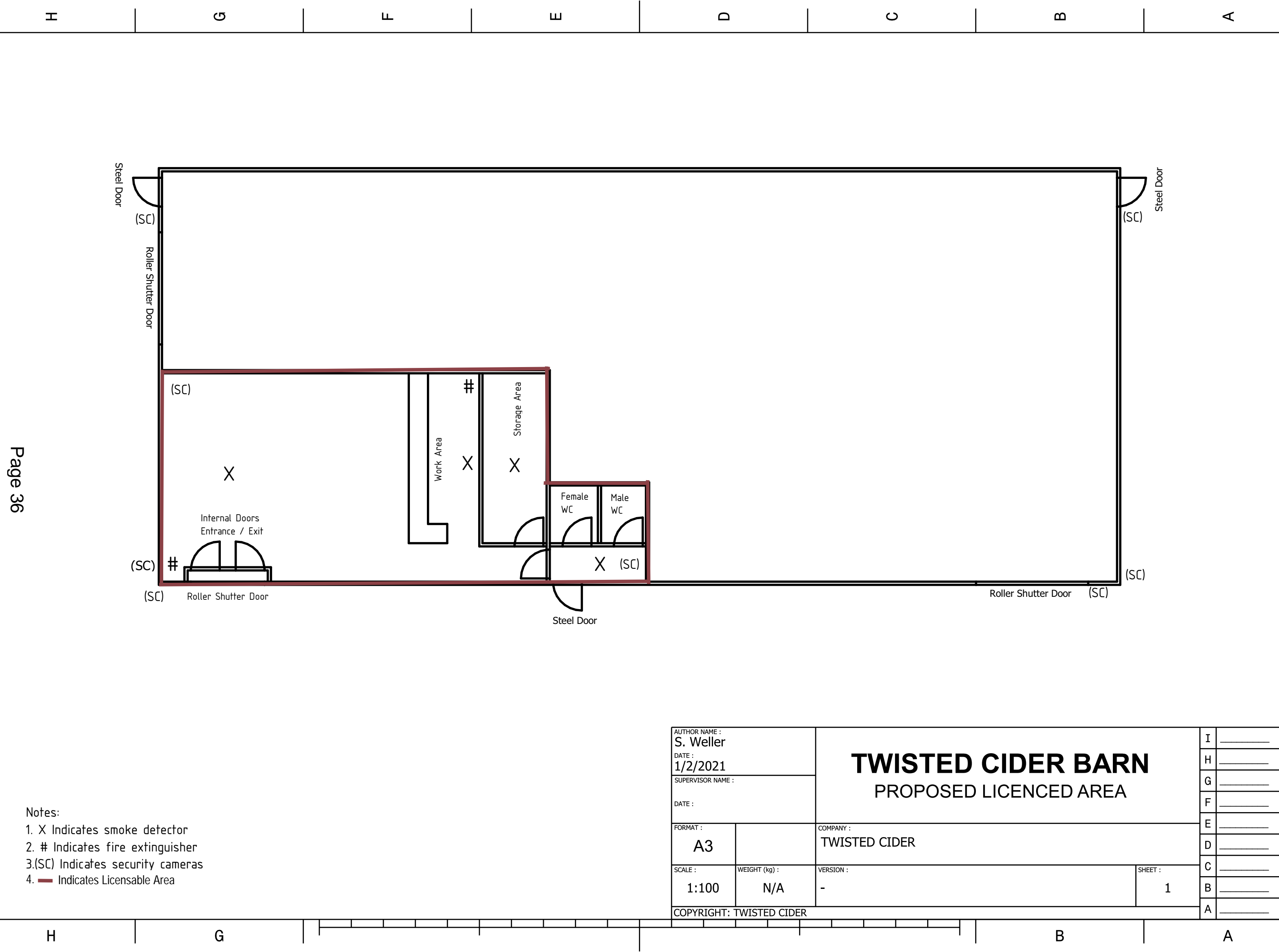
Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

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

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

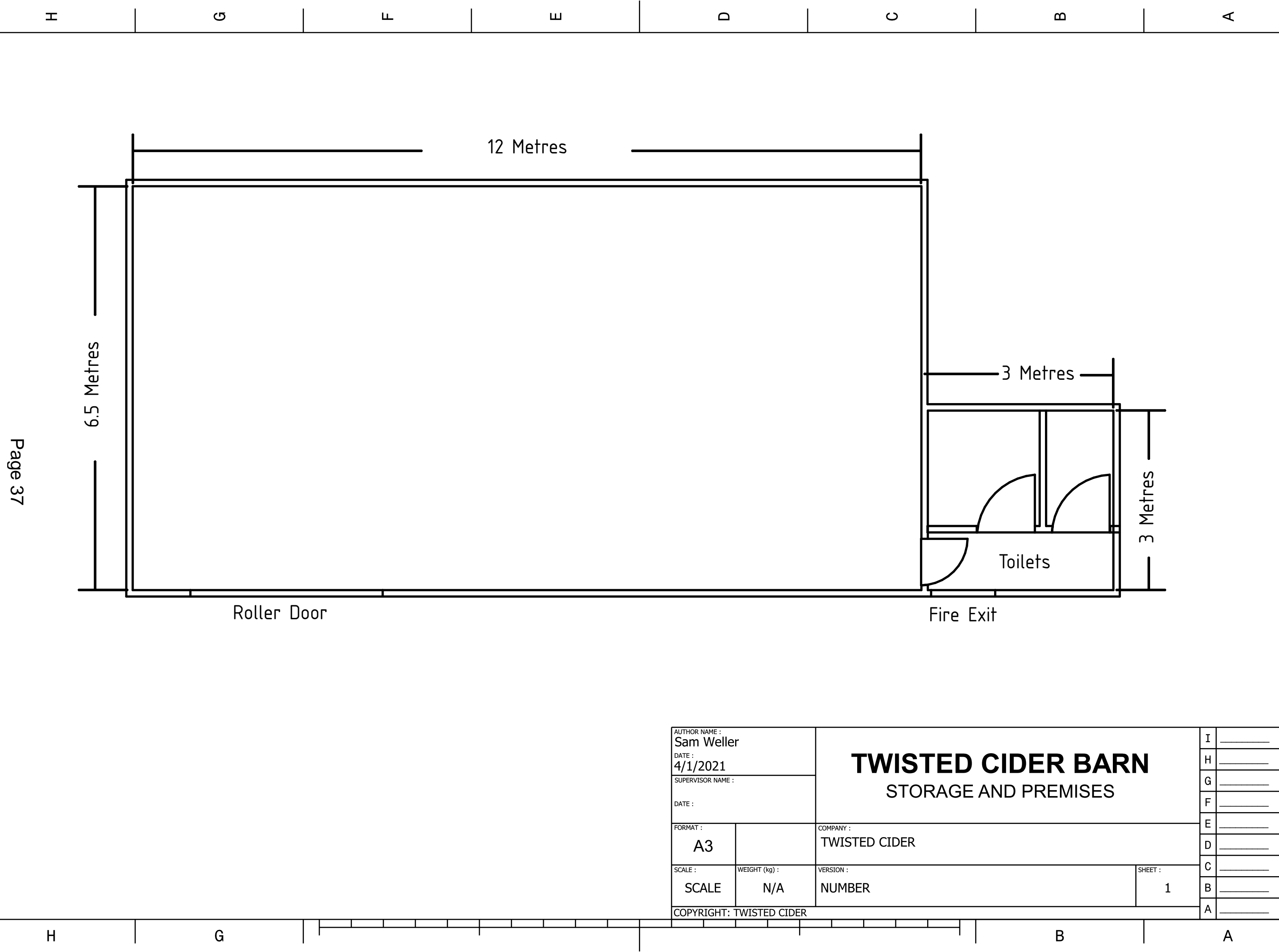
Signature	
Date	
Capacity	

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

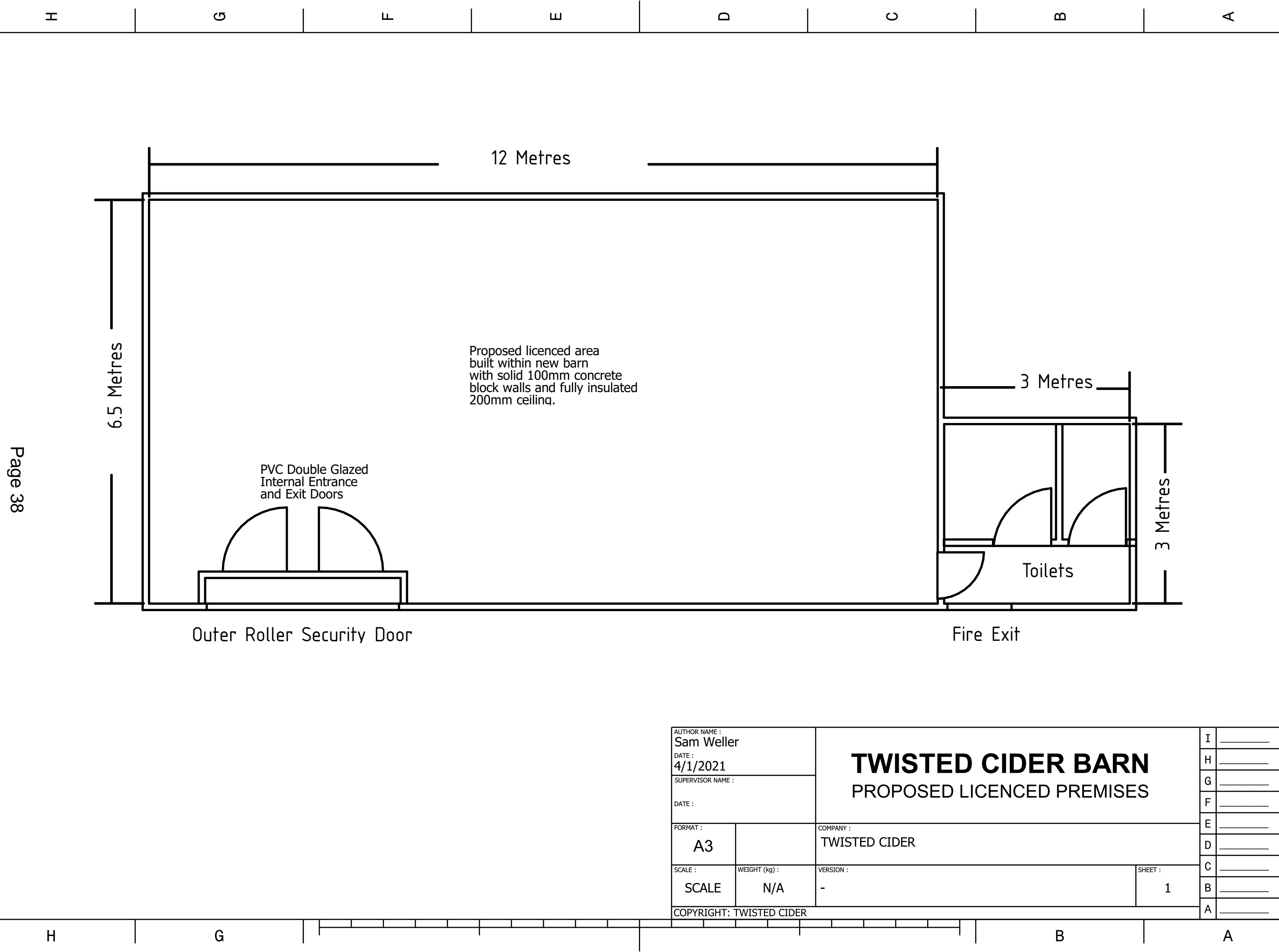


- Notes:
- 1. X Indicates smoke detector
 - 2. # Indicates fire extinguisher
 - 3.(SC) Indicates security cameras
 - 4. — Indicates Licensable Area

AUTHOR NAME : S. Weller		TWISTED CIDER BARN PROPOSED LICENCED AREA		I	_____
DATE : 1/2/2021				H	_____
SUPERVISOR NAME :				G	_____
DATE :		COMPANY : TWISTED CIDER		F	_____
FORMAT : A3		VERSION :		E	_____
SCALE : 1:100	WEIGHT (kg) : N/A	SHEET : 1		D	_____
COPYRIGHT: TWISTED CIDER				C	_____
				B	_____
				A	_____



AUTHOR NAME : Sam Weller		TWISTED CIDER BARN STORAGE AND PREMISES		I	_____
DATE : 4/1/2021				H	_____
SUPERVISOR NAME :				G	_____
DATE :		COMPANY : TWISTED CIDER		F	_____
FORMAT : A3				E	_____
SCALE : SCALE	WEIGHT (kg) : N/A			D	_____
VERSION : NUMBER		C	_____		
SHEET : 1		B	_____		
COPYRIGHT: TWISTED CIDER		A	_____		



AUTHOR NAME : Sam Weller		TWISTED CIDER BARN PROPOSED LICENCED PREMISES		I	_____
DATE : 4/1/2021				H	_____
SUPERVISOR NAME :		COMPANY : TWISTED CIDER		G	_____
DATE :				F	_____
FORMAT : A3		VERSION : -		E	_____
SCALE : SCALE	WEIGHT (kg) : N/A			D	_____
COPYRIGHT: TWISTED CIDER		SHEET : 1		C	_____
				B	_____
				A	_____

Date: 01/04/2021
Written By: Ben Weller, Twisted Cider Sole Proprietor
Our REF: PL-2021

Premises Licence Information Note

In support of my application for a new premises licence you will find evidence contained within to show how the objectors concerns are addressed.

Background

In 2020 the barn I used at Spring Farm to make cider in, since 2010, was subject to fire damage, see fig 1, and had to be demolished.

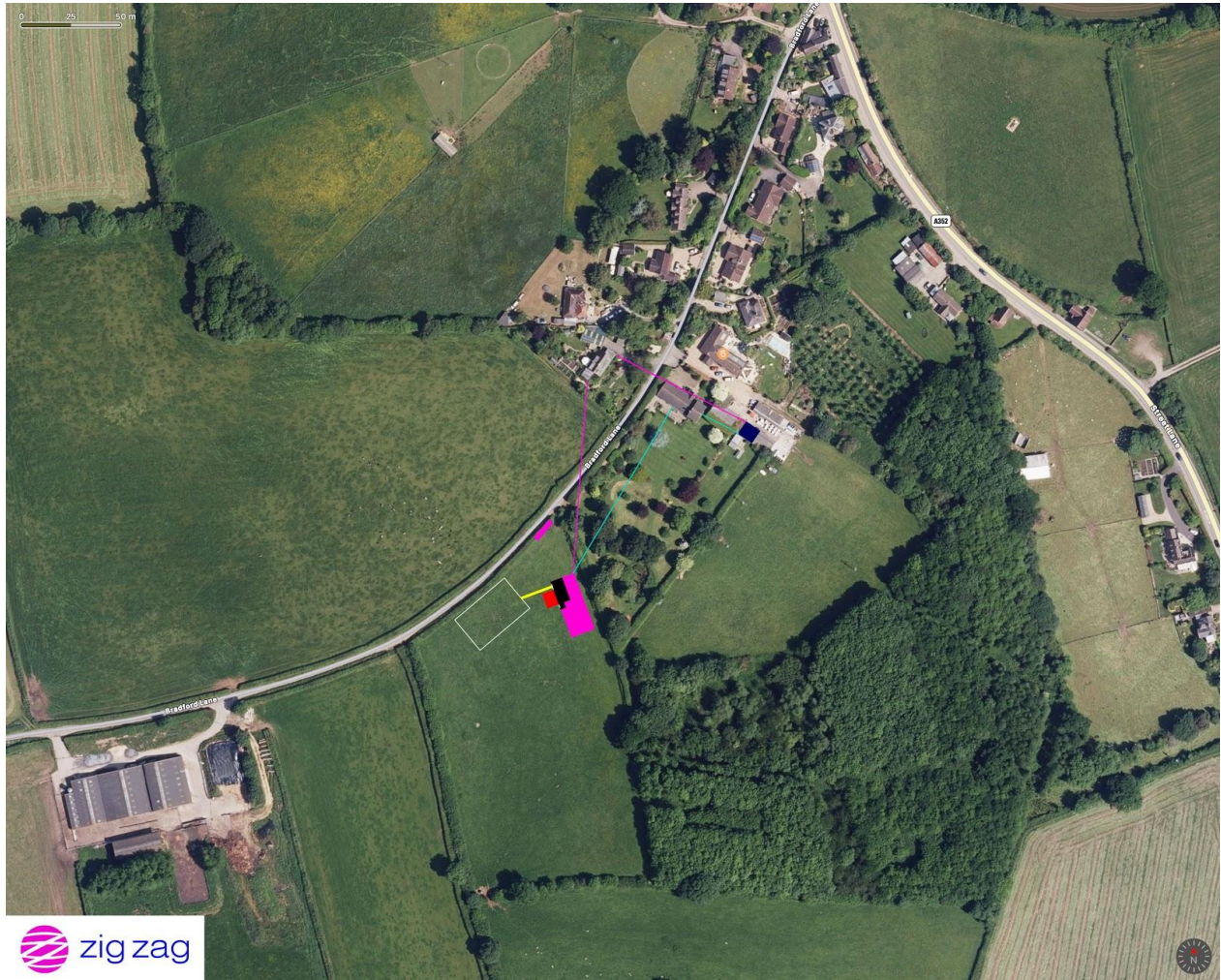
Fig 1.



As a result a new barn has been erected on Spring Farm and my application is to licence 20% of that barn for sales both on and off the premises which will give me the opportunity to develop and grow the business into a cidery that is beneficial for the local community and local economy.

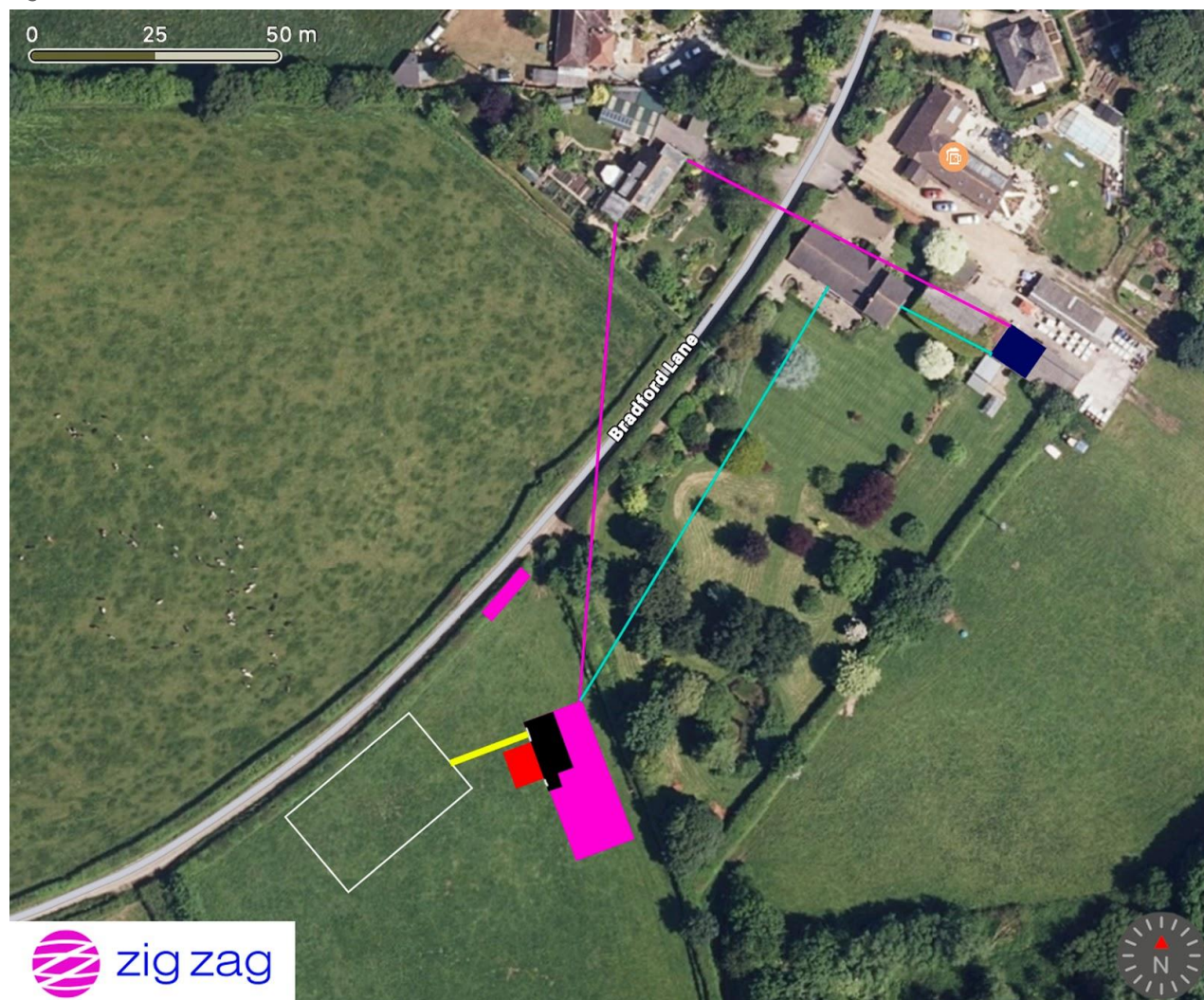
The new barn is situated in a field West of the residential area which is seen in fig 2 shaded in pink and the area shaded in black is the part of the barn the new premises licence applies to.

Fig 2 - To scale.



The new barn is West from the current premises licence shaded in Navy blue on Spring Farm which can be seen in fig 3. From the Navy blue shaded area you will see two lines, one in pink and one in turquoise, leading to houses that have objected. The current distance on the turquoise line to End House is 20m and to Rossiter is 72m. You will also notice in fig 3 the same two colour lines going from the new barn shaded in pink to the closet point of same properties which are 97m each. So the new building is 25m further away from Rossiter and 77m further away from End House.

Fig 3 - To scale



The area outlined in white is the proposed parking area with the yellow line showing the pathway to enter the premises. There are two entrances marked in white to the new premises and both are West facing. The area shaded in red is the proposed outside seating area which is also West facing.

External Noise Pollution: Any noise made from customers outside will be in a direction facing away from the residential area and blocked by a 4m high barn and a 2.6m high hedgerow. I will also display signage to inform customers to be considerate of noise level and take readings on a decibel meter which will be recorded and shared with the environmental agency if requested. Fig 4, 5 & 6 shows the views that can be seen from the proposed outside areas.

Fig 4 - South facing



Fig 5 - North facing



Fig 6 - West facing



In fig 7 you will see the new gated entrance which is 12m long, double that of the current entrance in fig 8, providing better access and visibility for vehicles entering and leaving the site.

Fig 7.- New Entrance



Fig 8. - Current Entrance



Internal Noise Pollution: The internal licenced area will be a purposely built room with walls made from 100mm solid concrete blocks and a 200mm insulated roof. The area will create lobbies on both entrances with the main entrance being double glazed doors and the other fire resistant door, see Appendix A. The barn itself is also 40mm insulated. I will also display signage to inform customers to be considerate of noise level and take readings on a decibel meter which will be recorded and shared with the environmental agency if requested.

Internal Light Pollution: As the proposed licenced area will be in a new structure the lighting inside will not be visible through the light panels in the roof to the main barn and as the entrances are West facing so light will not be visible to the residence.

External Light Pollution: The outside lights will be a set 2.2m high which is 400mm below the hedge row level and point directly down to not be obtrusive to neighboring properties serving two purposes. First will be for the safety of customers when entering or leaving the premises and will be turned off at 6.30pm Monday-Thursday and 09.30pm Friday & Saturday. Please note the outside lights will only be required during the months of the year where the days are shorter. The second reason is security lights for the prevention of crime. The security lights will be set using a magic eye beam around the perimeter of the building at 1m high to reduce false triggers. If the security lights are activated they will be set to a maximum time of 3 minutes.

The safeguarding of children is the responsibility of all and having 3 young children one I take seriously. Signage will be displayed saying children must be accompanied by an adult at all times and report to a member of staff if a child has been seen on its own. Staff will be trained to log any incidents and approach a child with a minimum of two people if seen to be on its own. There is an internal perimeter fence that goes around the field which acts as a deterrent for children who like to adventure.

Increase in Crime and disorder will be reduced from the current premises licence because of the investment in CCTV, Security Cameras and industrial doors.

Antisocial behaviour will not be tolerated and it is my responsibility and duty of care to ensure all my customers and stakeholders are kept safe. Signage will be displayed communicating this message and I will be a member of the local pubwatch to stay updated with new initiatives and have an agreed line of communication. Myself and future employees will all hold a personal licence and the online test will be mandatory training done annually to ensure the four licencing objectives are upheld. It will also be company policy that any customer who has driven to the premises will not be able to buy alcohol to consume on site.

It is important to note that the new premises licence is to enhance the customer experience the same as if you were visiting a winery, brewery or distillery and in this case it is a cidery.

TWISTED CIDER INFORMATION NOTE:

Changes to my new premises licence:

Hours:

Monday	9-6
Tuesday	9-6
Wednesday	9-6
Thursday	9-6
Friday	9-9 (Increase of 3hrs)
Saturday	9-9 (Increase of 3hrs)
Sunday	10-4

Remove:

Recorded & Live Music from licence.

Other information to be shared with objectors if you think it will be useful:

New Premises will be an interactive & educational cidery offering an enhanced customer experience.

Examples of Twisted Cider experiences:

Cider making classes

Cider Management Classes

Cider tasting classes

Orchard & Apple management classes

Juice making classes

Juice Management Classes

Facts

1. Old building burnt down and I'm working outside
2. Proposed New Premises is 20% of agricultural building = 78sqm, 14sqm bigger than the old one, rest of the building is for agricultural purposes (80%).
3. Busiest day 2020 = 20 people
4. Commercial deliveries 2020 = 35
5. Sales direct to consumers last FY = 45%

Target Market 35-65 year olds.

What the new premises is not: a Pub, a Late Night Bar, a Restaurant, a Night Club, a Music Venue, a Wedding Venue, a Farm Shop.

What will the premises be: An Educational and Interactive Cidery.



Licensing Department
Dorset Council
South Walks House
South Walks Road
Dorchester
DT1 1UZ

licensingteam@dorsetcouncil.gov.uk

Licensing Act 2003 Premises Licence

WDPL0630

Part 1 - Premises Details

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

Spring Farm

Bradford Lane, Longburton, Dorset, DT9 6ES.

WHERE THE LICENCE IS TIME LIMITED THE DATES

Not applicable

LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

- the supply of alcohol

THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES

Activity (and Area if applicable)	Description	Time From	Time To
J. Supply of alcohol for consumption OFF the premises only	Monday to Saturday	9:00am	6:00pm
	Sunday	10:00am	4:00pm

THE OPENING HOURS OF THE PREMISES

Description	Time From	Time To
Monday to Saturday	9:00am	6:00pm
Sunday	10:00am	4:00pm

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

- J. Supply of alcohol for consumption OFF the premises only

Part 2

NAME, (REGISTERED) ADDRESS, TELEPHONE NUMBER AND EMAIL (WHERE RELEVANT) OF HOLDER OF PREMISES LICENCE

Benjamin Clark Weller

ben@twistedcider.co.uk

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

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

Benjamin Clark WELLER

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

Licence No. 2010/01679/LAPER

Issued by Hammersmith and Fulham



Licensing Act 2003 Premises Licence

WDPL0630

ANNEXES

APPENDIX 1 - MANDATORY CONDITIONS

1. Designated Premises Supervisor

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

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


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

- 2. (1) The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.
(2) 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 a holographic mark.

APPENDIX 2 - OPERATING SCHEDULE

Protection of children from harm

- 1. All sales, including internet sales will be made in line with Challenge 25 scheme.



Business Licensing

Licensing Act 2003 Premises Licence Summary

WDPL0630

Premises Details

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

Spring Farm

Bradford Lane, Longburton, Dorset, DT9 6ES.

WHERE THE LICENCE IS TIME LIMITED THE DATES

Not applicable

LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

- the supply of alcohol

THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES

Activity (and Area if applicable)	Description	Time From	Time To
J. Supply of alcohol for consumption OFF the premises only	Monday to Saturday	9:00am	6:00pm
	Sunday	10:00am	4:00pm

THE OPENING HOURS OF THE PREMISES

Description	Time From	Time To
Monday to Saturday	9:00am	6:00pm
Sunday	10:00am	4:00pm

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

- J. Supply of alcohol for consumption OFF the premises only

NAME, (REGISTERED) ADDRESS OF HOLDER OF PREMISES LICENCE

Benjamin Clark Weller

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

NAME OF DESIGNATED PREMISES SUPERVISOR OR MANAGEMENT COMMITTEE WHERE THE PREMISES LICENCE AUTHORISES THE SUPPLY OF ALCOHOL

Benjamin Clark WELLER

STATE WHETHER ACCESS TO THE PREMISES BY CHILDREN IS RESTRICTED OR PROHIBITED

None.

Twisted Cider Licence Application Objection

We very strongly object to the premises licence applied for by Benjamin Clark Weller relating to Twisted Cider Barn, Spring Farm, Bradford Lane Longburton.

Bradford Lane is a quiet, rural, residential, single track, unclassified lane with no street lighting. As such it is wholly unsuited to a commercial unit such as Twisted Cider. We object to the application as a public nuisance on a number of grounds, primarily the emission of noise and vibration and light.

We have been able to hear every aspect of the construction of the agricultural building from inside the house with closed windows. When outside, it was possible to hear the (unamplified) music and voices of the construction workers, as well as their tools/construction noise. As Mr Weller intends to have an outside area of the business, it is clear that any noise will carry to neighbouring properties.

The location of the barn is much closer than the 150 metres door to door that Mr Weller suggests. As noise travels in a straight line this measurement is immaterial. It is approximately 60 metres from the barn to the edge of our house, and in particular to the master bedroom which is located at the end of the house nearest to the barn. The new building is also upwind of the prevailing wind direction, which means that any noise will be carried toward the rest of the lane for the majority of the year.

The farm buildings which set the precedent for the permission of the building of the agricultural barn that is intended to house Twisted Cider are a significant distance further away from the dwellings on Bradford Lane. These barns are used for their agricultural purpose 364 days of the year. Once a year they are used by the local Young Farmers as a party venue. With the windows of our house closed, and wearing earplugs, it is still possible to hear and feel the bass of the music being played. We endure this as we are aware it is for one night a year only. From this we know that any noise will travel intrusively from the much nearer Twisted Cider barn, and is intended to be on a much more regular and prolonged basis.

We have concerns over light pollution, as the agricultural building has been constructed with large roof light panels that emit a considerable quantity of bright light upwards, in a manner that cannot be controlled, as Mr Weller suggests. Any lighting installed to ensure the safety of customers to Twisted Cider cannot help be a nuisance to adjacent occupiers, as the barn entrance opens out onto the lane toward the neighbouring dwelling of Rossitor. Lights from vehicles leaving the premises will also be invasive to neighbours.

We are concerned that the increase in activity in the lane will give increase the chances of opportunistic crime, as any comings and goings will be less obvious amongst the increase in pedestrian and vehicular traffic.

Where alcohol is involved, the possibility for inappropriate, antisocial behaviour is increased. Mr Weller does not hold responsibility for the conduct of his customers once they leave the premises, therefore has no incentive to ensure that their behaviour is acceptable to a quiet residential neighbourhood. As

the average age of cider drinkers is between 18 and 34, it is unlikely that they would share the same considerations as the residents of Bradford Lane, who, for the majority, are retired.

We are also opposed to the volume of vehicular activity that will necessarily be increased as a result of the extensive business hours. There will inevitably be an increase in commercial traffic with deliveries to the premises and commercial waste collection and their associated noise. This is also out of keeping with the nature of the lane which is used by many of the villagers as a safe place to walk, cycle, run, dog-walk and horse-ride away from the busy A352.

We are already aware of vehicles using the vastly expanded gateway as a turning place, with the sound of reversing signal, gear change and engine revving being audible from the house. These disturbances are contrary to the Human Rights Act 1988 which states, under protection of property that “every natural or legal person is entitled to the peaceful enjoyment of his possessions”, in this instance, our home and garden.

[REDACTED]

[REDACTED]

[REDACTED]

Alcohol Licensing Team
Dorset Council
South Walks House
South Walks Road
Dorchester
DT1 1UZ

21st March 2021

**Re. Objection to Premises Licence Application made by
Benjamin Clark Weller for Twisted Cider Barn, Spring Farm,
Bradford Lane, Longburton, Sherborne, Dorset DT9 6ES**

Dear Sirs,

We are writing to object to the above Premises Licence Application. The closest property to Spring Farm and the Twisted Cider Barn is End House, which belongs to [REDACTED]. [REDACTED] is currently living in a care home and in responding to this application on her behalf, we are looking out for her interests.


The application is wholly unsuitable for the location and completely unwelcome to local residents. Our objections are given below under the headings applicable to your licensing objectives.

Prevention of crime and disorder

Given that Mr Weller is applying to serve alcohol throughout the day and into the evening seven nights a week and until 11pm on Fridays and Saturdays, it is very likely that there will be people on the premises whose inhibitions are lowered and who in some cases will be prone to antisocial behaviour. The existence of a new 7-day-a-week drinking venue will introduce scores or possibly hundreds of people into what until now has been exclusively a quiet, mostly residential road. There is an inevitable increase in risk of drink-related crime, including but not limited to public order and theft from nearby gardens and outbuildings. Moreover, because of its tucked-away location, there is an increased risk of drink-driving in the narrow, dark and poorly maintained lane.

Prevention of a public nuisance

Mr Weller wants you to believe that his barn is 150 metres from the nearest neighbours. We can confirm this is completely untrue. The barn is approximately 5 metres from the boundary of End House and the noise and light pollution will severely affect the enjoyment of the End House garden and other neighbouring gardens. The barn is roughly half the distance from the buildings of End House and Rossitor than that stated by Mr Weller (as shown in the aerial view enclosed). Mr Weller claims that noise pollution is reduced by



having double glazed doors. This might be a useful measure on a “normal” licensed premises building, made from brick or stone. But on a metal box, with its walls and doors made of steel, the effect will be like putting a small doubled-glazed window in a drum – ineffective and pointless. He also claims that “all entrances and exits have an effective lobby to minimise the breakout of noise.” Lobbies? On a barn? The claim is non-sensical and designed purely to pull the wool over your eyes.

We must also point out that we fear a public nuisance from indiscriminate parking in the lane by Twisted Cider’s customers. Even with their current weekend sales from the main entrance of Spring Farm, we sometimes find their customers parking across the gateways of End House. We have a gate immediately adjacent to the entrance Twisted Cider plans to use, which is likely to be treated with the same lack of neighbour-awareness. This problem can only get worse with the bigger, pub-like operation, proposed by Mr Weller. There will be an as yet unquantifiable increase in traffic up and down Bradford Lane – a single track, poorly maintained, unlit lane, with restricted lines of sight for vehicles emerging from the homes along the lane.

Mr Weller seems to be planning extensive outdoor lighting for the safety and comfort of his customers. At present, the residents and wildlife alike enjoy a dark night-time environment and clear skies. Mr Weller’s lights will no doubt be great for him and his customers, but will be an undoubted nuisance for local residents and wildlife.

Public safety


The problems of the single-track lane have been described in detail earlier, so we won’t repeat them here. However, it should be noted that when there were road works on the A352 through Longburton in late 2020, the council declared that Bradford Lane was unsuitable for diverted traffic (due, we imagine, to its narrowness and poor state of repair). Nevertheless, some drivers with local knowledge did use the lane (rather than follow the official diversion routes), resulting in a dangerously increased levels of traffic along the lane and damage to at least one property as people’s driveways became barely suitable passing places.

Bradford Lane is used by walkers, joggers, cyclists and horse-riders, all of whom will be forced to deal with increased traffic and its inherent dangers.

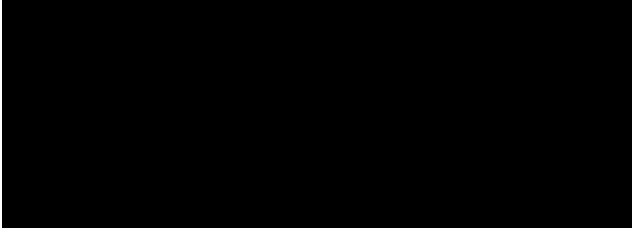
Protection of children from harm

We fear that parents and others bringing children to Mr Weller’s establishment will mistakenly assume it to be as safe as bringing them to a pub garden. But it will be all too easy for those children to drift onto the narrow lane, with its now increased volume of traffic. Equally, looking for adventure, children could easily stray onto adjacent farmland with all the inherent dangers of the farming industry at their unaccompanied fingertips.

The garden next door to Mr Weller’s barn (the End House garden) will look like an attractive park to some children and it will be all too easy for them to squeeze through hedges or over/under gates to gain access. Aside from the trespass on our land, we are mindful that unaccompanied children could come to harm climbing trees or playing in or around the pond.



Lastly, we know that the Premises Licence application is a different process from the planning application which led to the construction of new Spring Farm barn last summer, but we feel obliged to point out that the owners of Spring Farm clearly misled the planners at that time. The barn was described as being for agricultural purposes (storage) when neighbours all around were being told that the owners' intention was to use it as a new home for cider production and sales for Twisted Cider. The warnings some of us made to the planning office at that time were ignored, but we have been proven right. The granting of any Premises Licence now for that building would seem to condone the misdirection in the planning application.





Google Maps aerial view with scale

ALCOHOL LICENSING: OBJECTION LETTER

15th March 2021

Alcohol Licensing Team
Dorset Council
South Walks House
South Walks Road
Dorchester
DT1 1UZ

We, the residents of Longburton, object to the granting of an alcohol licence to Benjamin Weller Clark, Twisted Cider Barn, Bradford Lane, Longburton.

We have an interest in this application that is greater than the general public because the premises are located on a quiet country lane and the majority of objectors live within one kilometre from the location.

We object to the application for an alcohol licence on the grounds of public nuisance (noise, light, traffic, crime, anti-social behaviour). Additionally, we object on the lack of consultation with and consideration of, the needs of the local community. Summary details of these objections are attached.

Failure to consult and consider the needs of the community.

The applicant has failed to communicate with the residents of Bradford Lane and other nearby residents. They have not explained why they wish to establish a bar with significant opening hours in a community that can hardly sustain a local pub. Most residents live in Bradford Lane for the peace & quiet of the countryside and the lack of commercial activity and the associated noise. No conversation has taken place regarding how the applicant intends to preserve the residents' enjoyment of their gardens and surrounding countryside.

Public nuisance.

The premises are located on a single lane country road primarily used by residents and a nearby farm. It is a quiet area with abundant wildlife. The boundary is within 10m of the nearest resident, 70m of the next nearest and 500m of another 10 residential properties. The premises are substantial and will incorporate a dedicated bar room, several entrances/exits, outside seating & lighting, CCTV, a car park and waste bins. The applicant wishes to play live and recorded music inside and outside at all hours. There can be no doubt that this will create noise pollution, light pollution and additional traffic. The consumption of alcohol on the premises has proven to lead to anti-social behaviour (swearing, smoking, shouting). There is the possibility of crime on and off the premises hence the need for CCTV and security lighting. Incidence of drink-driving cannot be ruled out as the premises are not in walking distance for the majority of visitors.

Change of operation

The previous operation was located at Spring Farm and operated out of existing outbuildings. The business was only open to the public on a Saturday for collection of alcohol from 9am to 6pm. There were no toilets, car park or bar room. The new operation is going to operate from a brand new purpose built structure (not an agricultural barn) incorporating a dedicated bar area, toilets, CCTV, lighting, bins and car parking facilities.

Objectors

[illegible]

LicensingTeamB

From: [REDACTED]
Sent: 20 March 2021 21:30
To: LicensingTeamB
Subject: Premises licence letter of support

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Roy K

Dear Sir,

I would like to add my support for the application of a premises license by Ben Weller for the Twisted Cider Barn of Longburton, DT9 6ES.

My partner and I are retired and we have both attended events at Twisted Cider in the past as we live in the village. The events have always been family orientated and a pleasure to attend. It is lovely to have our own cider farm in the village and to have a small business like this who are happy to hold events for local people. The traditional Wassail is important to continue and more events that bring the village together can only be a good thing.

Regards,

From: [REDACTED]
Sent: 18 March 2021 15:15
To: LicensingTeamB
Subject: Representations re Premises Licence Application: Twisted Cider

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sirs,

Re: Premises Licence Application; Twisted Cider Barn, Longburton.

I write to submit representations regarding the above new licence application for the Twisted Cider Barn, at Bradford Lane, Longburton DT9 6ES.

Firstly, in relation to **Public Nuisance**:

Since moving to Bradford Lane during the summer of 2019, and as a next door neighbour of the existing Twisted Cider brewery at Spring Farm, I am happy to report that I have never once been disturbed by its activities. The business operates quietly and responsibly and, having previously lived next door to a farm, I would add with a great deal of consideration for its neighbours.

Its specialist produce and relatively small operational scale creates only very light traffic, barely noticeable against the backdrop of Bradford Lane's regular throughfare of vehicles:

- (i) local traffic, the lane being a popular short-cut between the A352 and the Dyke Head road;
- (ii) traffic en-route to and from Leweston School;
- (iii) diverted traffic, which has occurred frequently for a variety of reasons ranging from roadworks to solar farm development;
- (iv) agricultural vehicles to and fro during spring to autumn;
- (v) dog walkers, who regularly drive to the non-residential top end of the lane to toilet their dogs; and
- (vi) a steady stream of delivery vehicles, from UPS to Sainsbury, and tradesmen's vans cutting through.

If permission were to be granted then vehicles accessing the new Twisted Cider Barn site from the Dyke Head road would mean a reduction in traffic entering Bradford Lane's residential end, as must present traffic to Spring Farmhouse.

Secondly, in relation to **Crime and Disorder**:

Twisted Cider is evidently run in a quiet and orderly fashion, and appears to have a genteel and considerate niche clientele who, in my experience, create neither noise nor nuisance. Callers are typically grown-ups who arrive by car - no doubt youngsters are better attracted to the village's nearby Rose and Crown public house.

Nevertheless, and despite its minimal levels of disruption at present, it would surely be in everyone's best interests to allow this business to move as many of its activities as it is able away from its present residential venue at Spring Farmhouse, and to relocate 150 metres further away from local residences to the Twisted Cider Barn.

Summary:

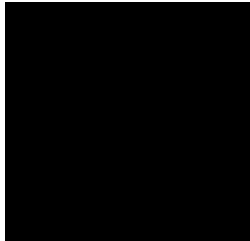
In summary, and for the reasons stated above, I wholeheartedly support the application for Twisted Cider to carry out its licensed business activities at its new premises at Twisted Cider Barn. Whatever the post-lockdown scale of

this business and the scope of its future activities, such a move can only serve to further distance local residents from any perceived inconvenience, not to mention better insulate those residing in the immediate vicinity from any potential nuisance.

Footnote:

I have refrained from commenting upon the Public Safety objective, as I understand from Dorset Council's Statement of Licensing Policy that that particular objective is concerned solely with the physical safety of people using the premises. Similarly, the Protection of Children from Harm objective would appear to be another specialist matter which is beyond the direct concern and scope of villagers' representations.

Yours faithfully,

A large black rectangular box used to redact the signature of the sender.

LicensingTeamB

From: [REDACTED]
Sent: 24 March 2021 15:20
To: LicensingTeamB
Subject: Twisted Cider license

Follow Up Flag: Follow up
Flag Status: Flagged

Ref: Twisted Cider, Spring Farm, Longburton

Dear Sirs, I write to support the application for the above.
We as a family have supported and enjoyed the experience of the farm cider product being both grown and made there. To have this traditional country business so perfectly sited and accessible to us, from us in our mid 60,s to our children and grandchildren and environmental friendly! Nothing but praise for how it's run, we have never experienced any problems whilst visiting, or heard any negative reviews. This enterprise should be encouraged and supported.

Yours sincerely

[REDACTED]

Get [Outlook for iOS](#)

From: [REDACTED]
Sent: 27 March 2021 10:29
To: LicensingTeamB
Subject: Twisted Cider License application

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Roy K

I wish to write in support of the licence application for Twisted Cider, Spring Farm, Bradford Lane, Longburton, Dorset, DT9 6ES.

My family and I have lived in Longburton for four years and we have attended a number of functions at the original Twisted Cider Barn, Wassailing evenings, Open Days and we have been an occasional customer for the craft cider that is produced, buying direct from Mr Weller at the on site shop as well as in the local pubs where it is sold. Twisted Cider also contributes to the local community in supporting village events such as the fete to raise money for the new village hall as well as larger events in the town like Pack Monday.

Before retiring I spent thirty years as in the London Fire Brigade, I am qualified to degree level in fire safety having been a licensing inspecting officer in London for Fire safety as well as Petroleum licensing and as a Principal Officer (Deputy Assistant Commissioner) managed the policy groups covering fire safety in the whole Capital.

I understand that the four areas for comment are as follows:

1 The prevention of crime and disorder

As mentioned above I have attended a number of events at the original site and without exception the atmosphere has always been civilised, good humoured and at no time have I ever observed anything remotely like disorder during the course of the event. The attendees and staff have always been well mannered, courteous and friendly and I see no reason why this should not continue when the new premises are in use. I have no knowledge of any crime linked to the site or attendees, the events have been well managed, controlled and the atmosphere is more of a community celebration rather than a commercial event.

2 Public safety

It is a curse of having spent so many years in Public Safety that even in retirement one tends to observe and note issues of concern such as blocked fire exits, poor health and safety practice etc. At no time have I ever been concerned during Twisted Cider Open days or on any visit to the premises. Egress routes have always been clearly signed and access for emergency appliances maintained. Appropriate measures regarding electrical hazards and food hygiene, restrictions on access to hazardous areas in place and the necessary level of staff available to deal with any problems that might arise or, if needed, to manage any evacuation.

3 The prevention of public nuisance

While Bradford Lane is narrow there is plenty of space within the premises to accommodate any vehicular traffic attending the site, access can be made from both ends of Bradford Lane and, in many cases, patrons will be coming from the village itself and many will choose to walk to the event or to access the craft cider shop.

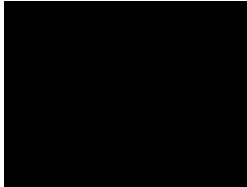
Every time I have been to Twisted Cider the festivities have closed down at a reasonable hour, no overrunning, the sound levels have been moderate, much of the music has been acoustic in nature with limited amplification and the biggest contributor to the volume levels has been the laughter and excitement of the children enjoying the activities!

4 The protection of children from harm

As noted above, the vast majority of major events are family occasions, children being accompanied by their families and plenty of staff on hand to help in the event of any problems.

Mr Weller is very conscientious in ensuring child safety having his own young family and is scrupulous over licensing laws regarding legal age limits.

In summary the fire that unfortunately destroyed the original building was a great tragedy, I noticed that many residents from the village visited to offer sympathy and more practical help if needed, Twisted Cider is part of our Village, part of the culture of this wonderful county and Longburton is proud to have craft producers such as this as part of our community.



LicensingTeamB

From: [REDACTED]
Sent: [REDACTED]
To: LicensingTeamB
Subject: Twisted cider premises licence application

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Roy K

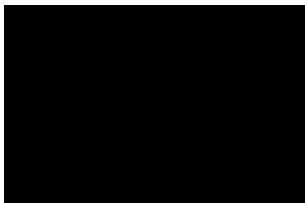
I wish to write in support of the licence application for Twisted Cider Spring Farm Bradford Lane Longburton Dorset DT9 6E.

We moved to Longburton four years ago and attended a number of events at the original Twisted Cider barn. These events included the annual Wassailing evenings, Open days and tasting days for the cider that Mr Ben Weller produces. Apart from the local Public House Twisted Cider is the only other business premises in Longburton. It supports the local community helping to raise money for the new village hall and allowing local artisans to showcase their products and local musicians to share their talents.

I work for the London Fire Brigade and worked in Fire safety for 20 years in particular the need for the responsible person to manage the premises and keep it safe for people attending the premises. I have always felt the Mr Weller has managed the original Barn premises well with adequate fire safety measures in place and that he understands his responsibilities as a local business man. Events have been well run and have never run late into the night.

We are a small close community and support each other and a number of local villagers offered both practical support and support to the family during the time the barn was being demolished and rebuilt.

I feel it would be a shame if the licence was not granted as the local community would lose an integral part of the community, Longburton would lose a lovely local craft producer which is such a large part of the Dorset ethos.



Licensing Office
West Dorset
South Walks House
South Walks Road
Dorchester
DT1 1UZ



24th March 2021

**Re: Benjamin Weller new premises licence in respect of Twisted Cider, Spring Farm,
Bradford Lane, Longburton, Dorset, DT9 6ES**

Dear Sirs

We are writing in support of the above application.

We have been to Mr Wellers village events a number of times taking our family with us, including our young grandson. Many of our friends have taken their families to the events too and we fully support his application to move his licence to new premises.

They are very family orientated and we have always had a wonderful time relaxing and spending time with family and friends. There has always been a specific activity tent/ zone for the younger children to enjoy specific activities laid on for them at open days. As we do not have an event space in the village where these sorts of events can happen it, the summer event at Twisted Cider is a very important gathering for the community. In the past the open day had had family games (egg throwing, egg and spoon, welly throwing etc.) which have always been run very safely and young and old have all taken part. The live music is a brilliant stage for local performers who wouldn't be able to get a gig in a pub or club and enables them to have a practice. The music is not heavy rock or overly noisy in any way (I would not have to put ear defenders on the children for example) and I think that most house stereos could sound louder outside with the windows open. The fact that the farmer is more than willing to have Twisted Cider in the field next to his dairy is obviously testament to that. As his new premises are even further away from the other houses on Spring Lane I cannot understand how there would be any noise nuisance. In terms of traffic, many people from the village would walk to the premises and the few that would drive would travel together. The parking and access will be much better at the new site so making it much safer.

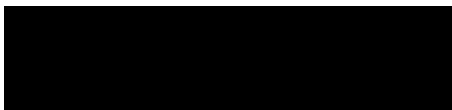
We need to be supporting local businesses who are ready to start the recovery after the pandemic, a traditional industry using the apples for the orchard literally yards from where the cider is made in an environmentally friendly manner. Mr Weller will be providing educational information and experience day in his new premises so this is another bonus for the community and visitors. We have never seen youths or indeed many 20 year olds at these events so rather than causing harm for young people we feel that family fun times in the local community with education and activities is a real positive.

The Wassailing Event is another example of a great safe, fun event celebrating the traditions of Somerset and Dorset Cider making and involves the local Morris Dancers which is totally safe and causes nothing in terms of public nuisance or any disorder.

We believe the village will be the adversely affected if the licence is not approved and feel there is no basis to any argument that the events that are planned will cause any harm to children, result in any disorder or nuisance or cause any issues in terms of public safety. Mr Weller should be supported in his efforts to revive and grow his local, environmentally friendly, traditional business and provide fun, safe family events throughout the year in our village.

If I can be of any further assistance or you would like us to elaborate on any of our points, please do not hesitate to contact us.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

From:
Sent:
To:
Subject:

Dear Sirs

With Reference to Twisted Cider Licence Application at Spring farm Longburton

We have owned Spring Farm since 2005 and through the 100 odd years Spring farm has been here there has been several different types of farming enterprises tried on the farm. From raising horses, milking goats and exotic birds. We are selves have run Cattle, pigs, sheep plus chickens and ducks. At the moment we grow apples and make cider.

We are writing in **favour** of our son's application for a new premises licence.

He started Twisted Cider 8 years ago and over those years has sold cider to the public with Alcohol licence in part of a barn, unfortunately that barn was destroyed last year. He's also over the years had numerous events lasting all day with a licence. Such as open days, weddings, village cricket and wassailing, to which many of the village attended. There has never been one compliant in all that time.

One thing you should note is that most of the people living in Bradford lane have moved into the lane within that time, and knew there was a cider barn on the farm trading to the public.

With regards to **Public Nuisance**

We've read the letters of complaints sent to the council and would like to comment on them.

**Light
Nuisance.**

The new proposed barn does have light panels in the roof, but the self contained cider barn would have its own ceiling within the larger barn. Outside lights are to be kept to low level, and as the cider barn would not be open during late night hours we really don't think these would cause any nuisance.

**Noise
Nuisance**

Because the new cider barn is nearly 100metres from the nearest property in the Lane and the entrance faces nearly 180 degrees away from the houses in the lane, and any outside noise would be shielded by the barn itself. If there was no complaints in the last 8 years and the barns a further 100 metre away, we don't think there will be any nuisance. End house which is the closest house (which has been empty for 2 years) has a 2 acre paddock between them and the barn. Music inside will be background music only and there is no chance of hearing it back down the lane.

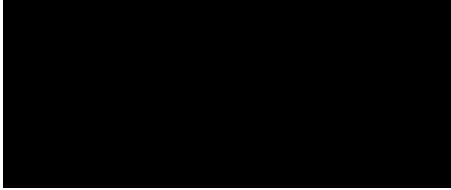
**Traffic
Nuisance**

The lane has various traffic using it quite regularly, such as farm tractors and trailers from the large cattle shed a further 100 metres up the lane. Delivery vehicles, like food and online shopping delivery. It's also used to get to Lewiston school and Leigh and Yetminster, so a few extra vehicles would not make a lot of difference, as all the houses are well set back from the lane behind high hedges.

Its seems to me, that it's a very English habit with the people against this application who have been fortunate in life to be able to buy an expensive house in a nice village and would now like to pull the drawbridge up behind them, allowing no one else to enjoy the village, country side and birds. Longburton is a working village not just a village for people to retire to and walk their dogs, with no one else allowed to enjoy what they have.

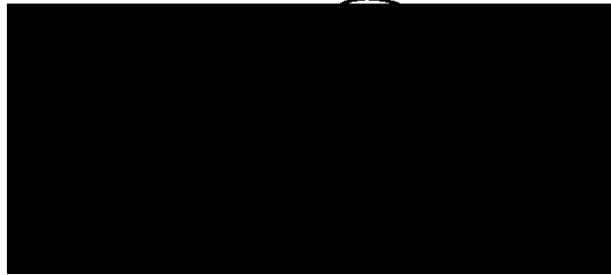
Our son Ben Weller lives in the village with his wife and 3 lovely children. His Grandmother was born in the village and both set of his great grandparents also lived in the village. His Great Grandfather was the village Blacksmith, next to the pub, before and during the war. So he has an affiliation to the village, not some interloper coming in and trying to make a fast buck. We're quite sure that Ben will run his cider business with great care not to give any grievances to the other residence in the lane. He is just trying to build a business that can support his family.

Yours Sincerely



preserving his areas local heritage of cider
making

I fully support Benjamin Clark Weller in
his licence application



TWISTED CIDER INFORMATION NOTE:

Changes to my new premises licence:

Hours:

Monday	9-6
Tuesday	9-6
Wednesday	9-6
Thursday	9-6
Friday	9-9 (Increase of 3hrs)
Saturday	9-9 (Increase of 3hrs)
Sunday	10-4

Remove:

Recorded & Live Music from licence.

Other information to be shared with objectors if you think it will be useful:

New Premises will be an interactive & educational cidery offering an enhanced customer experience.

Examples of Twisted Cider experiences:

Cider making classes

Cider Management Classes

Cider tasting classes

Orchard & Apple management classes

Juice making classes

Juice Management Classes

Facts

1. Old building burnt down and I'm working outside
2. Proposed New Premises is 20% of agricultural building = 78sqm, 14sqm bigger than the old one, rest of the building is for agricultural purposes (80%).
3. Busiest day 2020 = 20 people
4. Commercial deliveries 2020 = 35
5. Sales direct to consumers last FY = 45%

Target Market 35-65 year olds.

What the new premises is not: a Pub, a Late Night Bar, a Restaurant, a Night Club, a Music Venue, a Wedding Venue, a Farm Shop.

What will the premises be: An Educational and Interactive Cidery.

Appendix 5.2 - Further Correspondence - LA to Objectors

Dear All,

I have received a letter from the applicant to Twisted Cider, Ben Weller, to adjust the timings and a couple of activities on his licence.

These are to what is stated below, I will also highlight in red what was applied for in the original application: -

Reduce Opening Hours

Mon to Thursday – 09:00 to 18:00 (09:00 – 20:00)

Friday to Saturday – 09:00 to 21:00 (09:00 – 23:00)

Sunday – 10:00 – 16:00 (10:00 – 20:00)

He has also asked to remove Recorded Music and Live Music from the application.

Mr Weller has written to explain what the business plan is not for a late-night bar or a night club but that he is trying to provide a place for people to go and learn the process of cider making and to arrange educational classes for those who wish to learn about:

- Cider making
- Cider management
- Cider tasting
- Orchard and Apple management
- Juice making
- Juice management

As Mr Weller has now removed all aspects of music performance then any part of your objections relating to disturbance from music will no longer be considered in the decision making process as all that can be considered is what is being applied for.

Due to the Live Music Act 2012, Live Music is not licensable up to 23:00 hours and if the audience does not exceed 500. Mr Weller has explained that the barn where the licence is being applied for, the licensable area is only 20% of this barn and then the other 80% is for agricultural use so the capacity is nowhere near the audience value that would mean it to be licensed. Background Music is not licensable at anytime of the day if it is Background Music for example, customers can clearly talk over the top of it without having to shout.

Mr Weller can serve a Temporary Events Notice (TEN) for the events mentioned in the original application as he has done since 2014. When applying for a TEN, only the responsible authorities who are consulted namely the Police and Environmental Health can object to them. If they do not object then the TEN will go ahead as applied. There is no legal requirement to consult the local residents however if there are any issues raised during these events then I ask you to raise your complaints to the Local Authority so there is a history of noise complaints or anti-social behaviour as currently on record there is no complaints relating to any TEN applied for at Spring Farm since 2014.

Any matters concerned or raised with regards to planning, highways, use of the barn not being agricultural or the size of the roads around the area cannot be considered for an application under the licensing act 2003. Highways and Planning have their own laws to follow and these do not intertwine with each other they are separate on their own merits. Any issue relating to these must be raised with the relevant authority.

Following on from this letter you as objectors have every right to keep your objections as original written, you also have the chance to adjust your objection to what is now being applied for.

If your concerns are addressed following what the amendments Mr Weller has made, then you can withdraw your objection. If everyone were to withdraw their objections, then the licence will be granted as if it had been applied for with the adjustments.

If in the future the running of the business is not what has been explained there is within the Licensing act 2013 the ability for anyone to review the licence. A review can be based on any issues relating to the premises not promoting one or more of the four licensing objectives:

- Crime and Disorder
- The Prevention of Public Nuisance
- Public Safety
- The Protection of Children from Harm

If you wish to discuss this letter with me then please feel free to email me or contact me on 01305 838028.

Kind Regards

Roy Keepax

Licensing Officer

Suggested compromise to the Twisted Cider Barn alcohol licence application

While many residents still have reservations about the operation of a cider making business being based in the new structure and any granting of an associated alcohol licence, they have agreed to suggest a compromise that would be acceptable. This licence compromise is to be considered mutually exclusive to any future planning consents or applications.

- That the applicant is granted a licence similar to the existing one where the selling of alcohol to the public from the premises is restricted to consumption OFF site only. There is to be no consumption of alcohol ON the premises or surrounding areas.
- That the licence conditions stipulate that the applicant can hold the three events highlighted in his application using the TENS route BUT no more and not beyond 11pm. We see little point in compromise if the applicant can then use multiple TENS during a year to serve alcohol to the public for consumption on the premises with extended hours.
- The opening hours are adjusted to 09.00 to 18.00 Monday thru Saturday and closed on Sundays.
- Live music to be played at the three events (if required) but at no other times.
- Signage placed to encourage visitors to enter/exit via the junction that does not involve passing all residents driveways/houses. The alternative route passes through fields and no houses and does not lengthen the visitor journey.
- Ample off-road parking provided to avoid the blocking of Bradford Lane (single track) to passing traffic.
- Limitation on the number of visitors on the premises at any one time.

We believe this enables the applicant to continue with his current cider business and add the 'educational' experience he proposes. The serving of alcohol is not a prerequisite to provide the latter.

Our compromise allows him to host the three events he has detailed in his application. The limited number of events he has held in the past has ensured minimal 'nuisance' to residents and thus their reluctance to officially complain about some aspects.

The adjustment to opening hours reflects reasonable times for the business to offer takeaway alcohol and educational tours. We see no reason for a 9pm closing time on Friday & Saturday nor to be open on Sunday unless the applicant has other intentions than those stated. To be open six out of seven days for nine hours a day is more than sufficient to operate this business. The residents are asking for one day off at the weekend!

Appendix 6 – Conditions Consistent with the Operating Schedule

Prevention of Crime and Disorder

CCTV

A CCTV system has been installed and recordings will be maintained for an appropriate period to be agreed with the Police and the Licensing Authority.

If the CCTV equipment fails, then Police and the Licensing Authority will be informed immediately by telephone and immediate steps will be taken to put the equipment back into working order.

A notice will be displayed at the entrance to the premises advising that C.C.T.V. is in operation.

Bottles and glasses

Drinks will be served in plastic or toughened glasses. All bottles sold will be made of plastic (where available). Where glass bottles are to be used the contents will be decanted into plastic or toughened glasses.

Customers carrying open or sealed bottles or glasses not purchased from the premises will not be admitted at any time.

Customers will not be permitted to take open containers of alcohol or soft drinks from the address.

All bottles and glasses are to be removed from public areas as soon as the contents have been drunk or are empty.

Bottle bins for collection of empty bottles will not be accessible to members of the public.

Proof of Age Cards

The premises will operate a Challenge25 age policy. Posters will be situated in the premises and staff will be trained on forms of I.D that are acceptable.

Anyone refused will be recorded in the refusal log.

Drinks Promotions

All-inclusive nights or other irresponsible drinks promotions will not be permitted. The Designated Premises Supervisor or a Personal Licence holder will oversee the premises when any drinks promotions are taking place.

Drugs & Weapons

There will be an anti-drugs & weapons policy and the Police will be notified of all seizures. Searching as a condition of entry will always be considered and will be mandatory when directed by Police.

Notices

Crime prevention notices will be displayed warning customers of the possibility of crime which may target them, e.g., "Bags should not be left unattended", "Watch out for Pickpockets". A detailed "Customer Code of Conduct" poster will be conspicuously displayed warning customers that if they act in an inappropriate manner they could be barred from all licensed premises in the vicinity. Any restrictions on the admission of children to the premises will be conspicuously displayed outside the premises.

A Personal Licence holder will always be at the premises when alcohol is being sold.

The premises will have a policy on the safe management of large groups such as hen and stag parties.

Public Safety

First Aid

Adequate and appropriate First Aid equipment and materials will be available on the premises. At least one suitable trained First Aider will be on duty when the public are present. If more than one First Aider is present, their respective duties will be clearly defined. First Aiders will be trained to deal with drug and alcohol related problems.

General Safety

A "Hot Line" will be available to local taxi firms.

A suitable area for customers wishing to smoke will be available outside.

Seating will be available to accommodate 50% of the maximum capacity of the premises.

Prevention of Public Nuisance

Noise and vibration:

Prominent, clear and legible notices will be displayed at all exits requesting patrons to respect the needs of local residents and to leave the premises and the area quietly.

The use of explosives, pyrotechnics and fireworks of a similar nature which could cause disturbance in surrounding areas is not permitted.

Disposal of empty bottles into waste receptacles outside the premises will not be permitted to take place between the hours of 23:00hrs and 07:00hrs.

Children's inflatable play equipment will not be in use at the premises.

Noxious smells:

All ventilation and extract systems will be designed and maintained so as to prevent noxious smells causing a nuisance to nearby properties. Refuse receptacles will be cleaned with disinfectant at least weekly.

Light pollution

Flashing/bright/floodlights used outside the premises and any security or access lighting installed will not be operated to cause a nuisance to nearby occupiers. All external lighting, including floodlighting, is directed away from adjacent occupiers.

Litter

Litter receptacles are placed outside the premises for customers to use and will be emptied at least daily.

Staff will undertake a litter pick to 50 metres around the premises daily.

Protection of Children from Harm

Age Verification Policy

The premises will have clear signs displayed for restricting people under 18 years of age from purchasing alcohol.

No child under the age of 16 will be permitted on the premises when the bar is open for business unless they are accompanied by someone 18 or over.

The premises will operate a proof of age policy challenge 25.

Online Sales

For online sales the website will have an age verification page and all orders delivered by Twisted Cider or the courier company must be received by an individual who is aged 18 or over, in line with the delivery T&C's found on the website.

I am writing a summary of our objections to the application for a licence for Twisted Cider by Mr Ben Weller. Some of this is in response to the information contained in the licensing committee report and appendices sent to us by the licensing team.

I would be interested to know if any of the licensing committee has visited the location of Twisted Cider or would consider doing so before a final decision is made to grant any licence.

In making our objections we have been guided by the four principles of the licensing objectives. In no way is this personal to Mr Weller himself. While our objections on the basis of noise and light pollution still stand and I refer you to our original letter (p 36 of 62 Appendices), we feel that we have not expressed the more personal impact that this commercial unit will have on us as individuals within our own home.

We moved to [REDACTED] Longburton in 2008 after a very long and careful search and with much research into the lane itself. We were reassured that the farm opposite (Spring Farm) was operating as such, albeit as a hobby farm, as it suggested to us that the land was less likely to be developed while in agricultural use. We were also reassured that the land adjoining ours was owned by Sherborne Castle/Digby Estates and was also unlikely to be developed.

This was an important consideration for us as we were looking for a peaceful, rural environment to live in with no plans to move ever again. We were under no illusion as to what farming and country life comprises as I grew up on a smallholding in North Dorset, surrounded by arable and livestock farms.

I necessarily lived in an urban/city environment in order to carry out my nursing training, and continued to live there for number of years to effectively repay the debt of my training to the city that had provided it. We moved back to Dorset to my roots and my family.

My job as a [REDACTED] at Dorset County Hospital means that I work long hours (13 hours) in shifts with no fixed pattern. This includes days, nights and weekends throughout the year. Having to sleep during the day is not always easy due to the transition from one sleep pattern to another as I have found during the past 25 years as a nurse. The addition of commercial activity and associated traffic does not bear contemplating, particularly as Mr Weller intends to run the business 7 days a week, offering no prospect of respite. I have had more sleepless nights and unwarranted stress and anxiety in the last 6 weeks over this matter, than during the last year of unprecedented challenges in my work life with the Covid 19 pandemic.

My garden is my sanctuary away from work and where I go to de-stress and re-connect with nature. I feel that the presence of increased and more intrusive commercial activity will impact on my physical and mental wellbeing.

Mr Weller's more lately submitted documents (FEF PL-2021 in Appendices), detail that the barn from which he operated sustained fire damage and had to be demolished. **There is no reason why these buildings could not have been replaced in their current location**, which is much more conveniently placed near to the apple orchards from which Mr Weller makes his cider and which will surely form part of the educational tours he intends to provide.

The figures 2 and 3 (p26,27 appendices) detail the location of the current and new premises in relation to the nearest dwellings, [REDACTED]. What this aerial view does not convey is the lines of sight from these properties. The new building is considerably larger than its predecessor and very much more visible/audible from both houses and their gardens and is upwind of the prevailing wind direction, which means that any noise will be carried towards the residential end of the lane for the majority of the year.

Fig1. View of current Twisted Cider building from Rossitor. Red dot notates position of current business



Fig 2: New building. Red dot: entrance to Twisted Cider. Blue dot: gateway entrance from lane.



Fig 3: View from End House master bedroom. Red dot notates Twisted Cider building.

In Mr Weller's documents figure 7 (p29 appendices) shows the new entrance complete with gravelled area, which will only exacerbate any noise from pedestrian and vehicular comings and goings.

The figure on page 24 of 62 (appendices) details the internal PVC double glazed doors. The lobby to which Mr Weller refers will only be accessible once the roller shutter door is open, thus removing a layer of noise protection that he has detailed.

Point 3 on the licensing sub-committee documents refers to climate implications. While these are listed as "none", I would be interested to know the carbon footprint of the new building as hundreds of tonnes of concrete have been used in its construction.

Moving on to later points in the committee report, 9.3 states **"that no alcohol will be served before 11:00 on every day of the week" so why does Mr Weller need a licence from 09:00?**

Point 9.4: Mr Weller has asked for the live and recorded music to be removed from his application. This makes no material difference, as he would surely be aware, as they would be permitted under the Live Music Act 2012.

9.7 The representations submitted with multiple signatures represent the vast majority of residents in Bradford Lane and its immediate vicinity, who are unified in their opposition to this application and have lived here since at least 2008 for the most part, and some for considerably longer.

9.8 Two notable exceptions are those who have written in support of Mr Weller. The first of these is Mr + Mrs Polson, Mr Weller's mother and step-father who own the properties and land on which Mr Weller's business is located and who would obviously benefit from the removal of the business from the immediate environs of their house, with their property being shielded from the majority of noise and inconvenience of the new building by the presence of the neighbouring house and garden. The second being submitted by the neighbours of Spring Farm who are tenants in a property owned by Mr Polson and who have not experienced any Twisted Cider events since their arrival in 2019.

Other supporters for Mr Weller's business have lived in the village for considerably less time than the majority of residents on Bradford Lane. They may have attended a couple of events held under a TENS, but do not have to live with the prospect of an expanding commercial unit on their doorstep. They have not acknowledged any of the issues that will be associated with the new premises or that the current licence is held as off-sales only. These are a handful of villagers who have attended events out of a population of upward of 400.

Indeed, Mr. Weller's business does not appear to bring any advantages to the wider village community in that there appears to be no employment opportunities and no benefit to the business at the heart of the village; the Rose & Crown public house. Indeed we are aware that individuals attending an open day at Twisted Cider then went to the Rose & Crown and instigated a fight that the landlady dealt with without involving the police. The publicans no longer stock Twisted Cider products as there is no market for it in the local community.

Mr Weller states in his submission (p 31 of 62) that **“It will also be company policy that any customer who has driven to the premises will not be able to buy alcohol to consume on site.”**

As stated, there is limited demand within the village, and indeed of those who have attended events or bought cider regularly the greater proportion of them have driven to the current premises. Mr Weller will no doubt wish to attract customers from further afield which will necessarily depend on them being able to arrive by car. This only endorses the need for an **off-sales only licence** to be granted.

Cider making is a seasonal process which must surely limit the scope of its educational value for the majority of the year. Mr Weller asserts that his target market is 35-60 year olds; however, products such as “Bubblemum Burst” and “Stormy Lemonade” are surely not appealing to that sector of the market but aimed squarely at a younger audience.

In Mr Weller’s application statement (p18 of 62 appendices) he maintains that he has a **“policy on safe management of large groups i.e. hen and stag parties”**. This is not wording he is mandatorily obliged to insert for the application process; this therefore puts doubt in our minds as to the validity of his claims that the purpose of the business is primarily educational. I have personally yet to encounter or hear of a hen/stag party that had education as its focus!

The figures that Mr Weller has provided for illustration (p 32 of 62 appendices) are for 2020, which was a very atypical year due to the Covid 19 pandemic. It would be much more useful to have more representative information for a number of previous years. This data also relates to a business that has had a licence for off-sales only with 1-2 TENS events per year, not to those of an on-site sales licence as Mr Weller intends, so does not reflect a future reality.

At the time of his original licence application in 2012, Mr Weller was not living in Longburton and had a full-time job elsewhere, so was not in a position to expand his business as he now intends and is now in a position so to do.

Along with the majority of residents in Bradford Lane, we would like an amendment to Mr Weller’s licensing hours which would reflect the family oriented aspect of the business he is so keen to promote. We understand that he will not be in a position to operate during all the hours he has applied for in the beginning and will be planning to build his business to that point.

We would like to build in a buffer for us as residents to allow us some respite from extensive intrusion and a day off completely from disturbance. **To this end we would re-iterate the suggested hours of 09:00 (11:00?) to 18:00 Monday to Saturday off-sales only and closed on Sundays.**

This would also allow for the lane to be used by other families in the village as it is now for walking, cycling, horse-riding and jogging without fear of encountering excessive traffic.

We would also ask that traffic attending Twisted Cider be directed to approach and leave via the Dyke Head road, which would avoid passing the narrow residential part of

Bradford Lane, and does not inconvenience either customers, deliveries, or other residents in the village.

Mr Weller is at liberty to work as many hours as he sees fit, we are asking that his licensing hours are restricted to those that are more in line with a normal working week and the 54 hours we have proposed is still 44% more than the average 37.5 hour week. We feel this is more than enough in a rural residential setting. His original application for 82 hours licence is far more in keeping with an urban environment.

We have been told that the issues relating to the construction of the barn as an agricultural premises are not under the remit of the licensing department. While we understand this, it is worth considering that:

“The licensing and planning systems operate independently with the planning and licensing regimes involving consideration of different, albeit related matters.

Nevertheless, where applicants have indicated that they have also applied for planning permission or that they intend to do so, licensing committees and officers should consider discussion with their planning service prior to determination with the aim of agreeing mutually acceptable operating hours and scheme designs. It is also important to note that any decision of the licensing authority on an application for a premises licence does not relieve the premises user of any requirements under planning law for appropriate planning permission where it is required. Premises operating in breach of their planning permission would be liable to prosecution under planning law”. Councillors Handbook Licensing Act 2003

We believe that part of the remit of the licensing committee is to consider the impact on the lives of those who live and work in the vicinity of a premises and that **“The sub-committee must also ensure decisions are compatible with the Human Rights Act 1998”.**

We sincerely hope that this last point is observed and that full consideration is given to all parties whom the ultimate decision will have far-reaching impact on.

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