



Licensing and Regulatory Sub-Committee (Hearing)

Time and Date

10.00 am on Monday, 11th December, 2023

Place

Diamond Rooms 1 and 2 - Council House

Public Business

1. **Appointment of Chair**
2. **Apologies**
3. **Declarations of Interest**
4. **Application for a Premises Licence Application under the Licensing Act 2003** (Pages 3 - 74)

To consider an application for a Premises Licence in respect of The Cue Club, Kenpas Hall, Rear of 51, Kenpas Highway, Coventry, CV3 6AW.

Note: The applicant and their representative have been invited to attend the hearing.

Persons who have made representations have been invited to attend.

The City Council's Statement of Licensing Policy is available on the Council's website. Alternatively, please contact us if you require a hard copy.

5. **Any Other Business**

To consider any other items of business which the Chair decides to take as a matter of urgency because of the special circumstances involved.

Private Business

Nil

Julie Newman, Chief Legal Officer, Council House, Coventry

Friday, 1 December 2023

Note: The person to contact about the agenda and documents for this meeting is

Usha Patel/Tom Robinson

Email: usha.patel@coventry.gov.uk/tom.robinson@coventry.gov.uk

Membership: Councillors F Abbott, J Innes, S Keough

Public Access

Any member of the public who would like to attend the meeting in person is encouraged to contact the officer below in advance of the meeting regarding arrangements for public attendance. A guide to attending public meeting can be found here: <https://www.coventry.gov.uk/publicAttendanceMeetings>

Usha Patel/Tom Robinson

Email: usha.patel@coventry.gov.uk/tom.robinson@coventry.gov.uk



Licensing & Regulatory Sub-Committee

11th December 2023

Name of Cabinet Member:

Not applicable

Director Approving Submission of the report:

Chief Legal Officer

Ward(s) affected:

Earlsdon

Title: Application for a Premises Licence Application under the Licensing Act 2003

Is this a key decision?

No

Executive Summary:

The purpose of this report is to consider an application for a Premises Licence under the Licensing Act 2003 for The Cue Club, Kenpas Hall, rear of 51, Kenpas Highway, Coventry, CV3 6AW.

Recommendations:

The Sub-Committee is recommended to consider whether to:

1. Grant the application as requested.
2. Grant the application subject to such conditions that are necessary to promote the Licensing Objectives.
3. Refuse the application wholly or in part where it is necessary in order to promote the Licensing Objectives

List of Appendices included:

1. Premises Licence application
2. DPS Consent Form
3. Membership Terms & Conditions
4. Plan
5. Representations x 9
6. Location Plan
7. Hearing Procedure Note
8. Relevant Hearing Briefing Note

Other useful background papers:

Section 182 Licensing Act 2003 Guidance

It is a statutory obligation of the Sub-Committee to take into account the Government's Guidance to the Licensing Act 2003 before reaching a decision.

Statement of Licensing Policy

The Council will have regard to the policy when making a decision on applications made under the Act.

Other Useful documents

None

Has it been or will it be considered by Scrutiny?

Not applicable

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

Not applicable

1. Context (or background)

- 1.1 The Licensing Act 2003 requires Coventry City Council, as the Licensing Authority, to carry out its various licensing functions so as to promote the following four Licensing Objectives:
- The Prevention of crime & disorder
 - The Protection of public safety
 - The Prevention of public nuisance
 - The Protection of children from harm
- 1.2 A Premises Licence application for The Cue Club, Kenpas Hall, rear of 51 Kenpas Highway, Coventry, CV3 6AW was received on 17th October 2023. The application is requesting the Sale of Alcohol (on sales) Sunday - Thursday 09:00 - 00:00 (midnight), Friday & Saturday 09:00 - 01:00. Regulated Entertainment Sunday - Thursday 09:00 - 00:00 (midnight), Friday & Saturday 09:00 - 01:00. Late Night Refreshment Sunday - Thursday 23:00 - 00:00 (midnight), Friday & Saturday 23:00 - 01:00.
- 1.3 Nine representations have been received from Other Persons (Appendix 5). The representations state that granting the application could undermine all four licensing objectives: The Prevention of Crime & Disorder, The Protection of Public Safety, The Prevention of Public Nuisance, and The Protection of Children from Harm.
- 1.4 The Licensing Act 2003 requires the Council to publish a 'Statement of Licensing Policy' which sets out the policies the Council will have regard to and apply to promote the Licensing Objectives when making a decision on applications made under the Act. The Policy will be available at the hearing for reference purposes.
- 1.5 It is essential that the Sub-Committee takes into account the government's guidance to the Licensing Act before reaching a decision. The applicant, Responsible Authorities, or any other persons, should bring to the Sub-Committee's attention any relevant paragraphs. However, it is suggested good practice for Members of the Sub-Committee to read the relevant paragraph(s) of the guidance prior to the hearing.

2. Options considered and recommended proposal.

- 2.1 There are three courses of action available to the Sub-Committee in relation to this application:
- (i) Grant the application as requested. If the Sub-Committee consider that granting the application would not undermine any of the Licensing Objectives, it should be granted in full as submitted. This would be granted subject to mandatory conditions and conditions consistent with the applicant's operating schedule, and any other conditions agreed by the applicant as part of the consultation / mediation process. Any conditions to be attached to a licence must be appropriate to promote the Licensing Objectives.
 - (ii) Grant the application as above, but the Sub-Committee could impose extra conditions as it thinks fit, or make amendments to the operating schedule conditions, and/or proposed hours. This option may include adding any conditions suggested by other parties at the hearing, including the applicant. Any conditions to be attached to a licence must be appropriate to promote the Licensing Objectives.
 - (iii) If the Sub-Committee concludes that no additional conditions would ensure that the

Licensing Objectives would be upheld, then the whole application should be rejected.

2.2 Your officer recommends option (ii).

The reason for this recommendation is that the applicant has amended the application by removing the following condition as suggested by the Police:

“For certain league, competition and charity events, the premises is to remain open throughout a 24-hour period, from 09:00 one day to 09:00 the following day. These events are to be limited to a maximum of 2 in any one year, and full details to be notified to the Police and to the Licensing Authority 21 days beforehand. The event will not proceed if the Police object within 5 working days of notification unless the objection is subsequently withdrawn”.

Other Responsible Authorities who responded to the consultation have not made representations or offered up further conditions.

2.3 The Sub-Committee are advised that they may depart from the officer recommendation if, having heard all the evidence, they believe it is appropriate to do so. Should the Sub-Committee decide to depart from the recommendation and choose an alternative option, they must provide full reasons for this decision, based on the promotion of the Licensing Objectives. This application should be considered on its own merits and all the circumstances taken into account before a decision is made.

2.4 The Sub-Committee must also be aware that a Premises Licence can be reviewed at any time by any Responsible Authority or any ‘other person’, if it is considered that any of the Licensing Objectives have been undermined following the grant of the Premises Licence.

3. Results of consultation undertaken

3.1 As prescribed by the Licensing Act 2003, the application has been out for consultation to statutory consultees for 28 days. The notice was displayed at the premises from 17th October 2023 until 14th November 2023, the notice was checked by the Licensing Officer on two occasions during the 28-day period. Licensing applications are also published weekly in the Members Bulletin which is available to Ward Councilors.

3.2 Responsible Authorities have received a copy of the application. Please see below responses received:

Responsible Authority	Response Received	Objections	Conditions Agreed
Licensing	Yes	No	No
Police	Yes	No	Yes
Environmental Protection	Yes	No	No
Fire Safety	No	-	-
Health & Safety	No	-	-
Trading Standards	Yes	No	No
Planning	No	-	-
Safeguarding Children	Yes	No	No
Public Health	No	-	-
Secretary of State	No	-	-

3.3 Nine representations from Other Persons have been received (Appendix 5). The grounds for the representations are that the granting of the Premises Licence would undermine the licensing objectives of The Prevention of Crime & Disorder, Public Safety, The Prevention of

Public Nuisance & The Protection of Children from Harm.

3.4 Ten representations were originally received; however, a mediation meeting took place on 14 November 2023, whereby no agreement could be reached. Following this meeting, one objector withdrew their representation, therefore nine representations are being considered.

4. Timetable for implementing this decision.

4.1 The Appeal period is 21 days beginning on the date that the Appellant(s) receive notification of the decision of the Licensing Authority.

5. Comments from Interim Chief Executive (Section 151 Officer) and Chief Legal Officer.

5.1 Financial implications

There are no financial implications arising directly from this report. However, there are possible cost implications if an appeal against the decision is made to the Magistrates Court and the decision of the Sub-Committee is not upheld.

5.2 Legal implications

The Licensing Act 2003 sets out how applications for Premises Licences should be dealt with where valid representations have been submitted. The Sub-Committee have to decide the outcome of the application taking into account the four Licensing Objectives.

In accordance with the provisions of the Act, if a Licensing Authority rejects in whole or in part, an application to grant a Premises Licence, the applicant may appeal against the decision, to a Magistrates' court within 21 days of receiving notification of the decision.

Similarly, where a person who made relevant representations in relation to the application contends that the licence ought not to have been granted or that alternative or additional conditions should have been imposed on the licence, they may appeal against the decision, to a Magistrates' court within 21 days of receiving notification of the decision.

6. Other implications

6.1 How will this contribute to achievement of the One Coventry Plan?

It is the Regulatory Services team's responsibility to ensure that members of the public in Coventry are not put at risk. This contributes to the Council's core aim of ensuring that citizens live longer healthier lives. The business' failure to uphold the Licensing Objectives may have an adverse effect on Public Safety and citizen's quality of life. This aligns with the One Coventry Plan to work together to improve our city and the lives of those who live, work and study here.

6.2 How is risk being managed?

If the application is not handled in line with the Licensing Act 2003, there is a risk of judicial appeals, reviews and associated costs.

6.3 What is the impact on the organisation?

None

6.4 Equalities / EIA

This decision will not affect the service provision and therefore details of the Equalities Impact Assessment are not relevant in this case.

6.5 Implications for (or impact on) climate change and the environment

None

6.6 Implications for partner organisations?

The Council recognises that the licensing function is only one means of promoting delivery of the above objectives and should not therefore be seen as a means for solving all problems within the community. The Council will therefore continue to work with the West Midlands Police, Community Safety Partnership, local people, and those involved in child protection (Coventry Safeguarding Children Board) to promote the common objectives as outlined.

6.7 Human Rights Act Implications

None

Report author(s):

Name and job title:

Carline J Simms, Licensing Officer

Service: Street Scene and Regulatory Service

Telephone: 024 7697 2247

Email: carline.simms@coventry.gov.uk

Enquiries should be directed to the above person.

Contributor/approver name	Title	Service	Date doc sent out	Date response received or approved
Contributors:				
Thomas Robinson/Usha Patel	Governance Services Officer	Law and Governance	21/11/2023	21/11/2023
Debbie Cahalin-Heath	Strategic Manager of Regulation & Communities	Regulatory Services	17/11/2023	21/11/2023

Davina Blackburn	Strategic Lead of Regulation & Communities	Regulatory Services	21/11/2023	22/11/2023
Names of approvers for submission: (officers and members)				
Amy Wright	Regulatory Lawyer	Law and Governance	21/11/2023	27/11/2023
Cath Crosby	Lead Accountant	Finance	21/11/2023	21/11/2023
Julie Newman	Chief Legal Officer	Legal & Governance Services	27/11/2023	27/11/2023

This report is published on the Council's website:

www.coventry.gov.uk/councilmeetings



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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 The Cue Club (Coventry) Limited

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description			
The Cue Club Kenpas Hall Rear of 51 Kenpas Highway			
Post town	Coventry	Postcode	CV3 6AW

Telephone number at premises (if any)	██████████
Non-domestic rateable value of premises	£12750 (band B)

Part 2 - Applicant details

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

a)	an individual or individuals *	<input type="checkbox"/>	please complete section (A)
b)	a person other than an individual *	<input type="checkbox"/>	
	i as a limited company/limited liability partnership	<input checked="" 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)



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d)	a charity	<input type="checkbox"/>	please complete section (B)
e)	the proprietor of an educational establishment	<input type="checkbox"/>	please complete section (B)
f)	a health service body	<input type="checkbox"/>	please complete section (B)
g) a	a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales	<input type="checkbox"/>	please complete section (B)
g) b	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	<input type="checkbox"/>	please complete section (B)
h)	the chief officer of police of a police force in England and Wales	<input type="checkbox"/>	please complete section (B)

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

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

(A) individual applicants (fill in as applicable)

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



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Second individual applicant (if applicable)

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

(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: The Cue Club (Coventry) Limited
Address: Sovereign House C/O Burrows & Scarborough Accountants 12-14 Warwick Street Earlsdon Coventry CV5 6ET
Registered number (where applicable) 15163541



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

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
0 1	0 1 2	0 2 4

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

DD	MM	YYYY

<p>Please give a general description of the premises (please read guidance note 1)</p> <p>The Cue Club is a members club ran on a premises licence for use by Members and signed in guests & visitors of “away teams / players”. We provide cue sports ie snooker and pool, along with a selection of other indoor activities / ‘club type’ games etc such as board games, darts, etc. We may have the occasional private hire, charity event or other event where we wish to provide live and /or recorded music for entertainment purposes. It is our intention to show sporting events on the televisions by providers such as Sky. There will be a bar to serve alcohol, and we will offer a selection of quick and simple foods such as chips, burgers & bar Snacks etc.</p>
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If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

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

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

Provision of regulated entertainment (please read guidance note 2)		Please tick all that apply
a)	plays (if ticking yes, fill in box A)	<input type="checkbox"/>
b)	films (if ticking yes, fill in box B)	<input type="checkbox"/>
c)	indoor sporting events (if ticking yes, fill in box C)	<input checked="" type="checkbox"/>
d)	boxing or wrestling entertainment (if ticking yes, fill in box D)	<input type="checkbox"/>



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e)	live music (if ticking yes, fill in box E)	<input checked="" type="checkbox"/>
f)	recorded music (if ticking yes, fill in box F)	<input checked="" type="checkbox"/>
g)	performances of dance (if ticking yes, fill in box G)	<input type="checkbox"/>
h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	<input type="checkbox"/>
Provision of late night refreshment (if ticking yes, fill in box I)		<input checked="" type="checkbox"/>
Supply of alcohol (if ticking yes, fill in box J)		<input checked="" type="checkbox"/>

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"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	N/A		<u>Please give further details here</u> (please read guidance note 4)	Both	<input type="checkbox"/>
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					



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B

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



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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	9:00	00:00	
Tue	9:00	00:00	
Wed	9:00	00:00	
Thur	9:00	00:00	<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Fri	9:00	01:00	
Sat	9:00	01:00	<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)
Sun	9:00	00:00	



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D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			Will the boxing or wrestling entertainment 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	Please give further details here (please read guidance note 4)		
Mon	N/A				
Tue					
Wed					
Thur					
Fri					
Sat					
Sun					
			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 5)		
			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 6)		



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E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	Please give further details here (please read guidance note 4)					
Mon	9:00	00:00						
Tue	9:00	00:00						
Wed	9:00	00:00				State any seasonal variations for the performance of live music (please read guidance note 5)		
Thur	9:00	00:00						
Fri	9:00	01:00				Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat	9:00	01:00						
Sun	9:00	00:00						



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F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon	9:00	00:00			
Tue	9:00	00:00			
			State any seasonal variations for the playing of recorded music (please read guidance note 5)		
Wed	9:00	00:00			
Thur	9:00	00:00			
			Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri	9:00	01:00			
Sat	9:00	01:00			
Sun	9:00	00:00			
			An additional hour to the standard times on the day when British Summertime commences. For certain league, competition and charity events, the premises is to remain open throughout a 24-hour period, from 09:00 one day to 09:00 the following day. These events are to be limited to a maximum of 2 in any one year, and full details to be notified to the Police and to the Licensing Authority 21 days beforehand. The event will not proceed if the Police object within 5 working days of notification, unless the objection is subsequently withdrawn.		



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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	<u>Please give further details here</u> (please read guidance note 4)		
Mon	N/A				
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					



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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	N/A			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					



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I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input checked="" 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	23:00	00:00			
Tue	23:00	00:00			
Wed	23:00	00:00	<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Thur	23:00	00:00			
Fri	23:00	01:00	<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) An additional hour to the standard times on the day when British Summertime commences. For certain league, competition and charity events, the premises is to remain open throughout a 24-hour period, from 09:00 one day to 09:00 the following day. These events are to be limited to a maximum of 2 in any one year, and full details to be notified to the Police and to the Licensing Authority 21 days beforehand. The event will not proceed if the Police object within 5 working days of notification, unless the objection is subsequently withdrawn.		
Sat	23:00	01:00			
Sun	23:00	00:00			



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J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon	9:00	00:00			
Tue	9:00	00:00			
Wed	9:00	00:00			
Thur	9:00	00:00			
Fri	9:00	01:00			
Sat	9:00	01:00			
Sun	9:00	00:00			
			Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		
			An additional hour to the standard times on the day when British Summertime commences. For certain league, competition and charity events, the premises is to remain open throughout a 24-hour period, from 09:00 one day to 09:00 the following day. These events are to be limited to a maximum of 2 in any one year, and full details to be notified to the Police and to the Licensing Authority 21 days beforehand. The event will not proceed if the Police object within 5 working days of notification, unless the objection is subsequently withdrawn.		

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: [REDACTED]	
Date of birth: [REDACTED]	
Address: [REDACTED]	
Postcode	[REDACTED]
Personal licence number (if known): [REDACTED]	
Issuing licensing authority (if known): [REDACTED]	



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K

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

None.

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon	9:00	00:00	
Tue	9:00	00:00	
Wed	9:00	00:00	
Thur	9:00	00:00	
Fri	9:00	01:00	
Sat	9:00	01:00	
Sun	9:00	00:00	



Coventry City Council

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 DPS is in charge of the day to day running at the premises, and all staff will have a written and signed alcohol authorization to allow the premise to run smoothly in the absence of the DPS.

All staff will have a clear job description and they will be required to undertake initial documented training with respect to The Licensing Act 2003 before allowing them to serve alcohol. Regular refresher training will be provided to all staff every 12 months as a minimum. All Members must agree to our Cue Club Members Terms & Conditions document before being granted membership. A copy of the Cue Club Members Terms & Conditions has been provided with this application for information, but it does not form part of the licence conditions. This document will be produced upon request to the licensing team and responsible authorities.

b) The prevention of crime and disorder

All membership details of members of the club are retained in our electronic system. We will have measures in place to ensure only members/guests/visitors from other teams are admitted to the premises.

Notes will be made against the Membership record regarding any incidents that occur, and appropriate action taken if necessary. Any breaches of the Cue Club Members Terms & Conditions will result in the Member being excluded from the Club, with a right to appeal. All staff must complete the ACT E-learning training annually and a record of completion of this training maintained. This training record will be produced to RAs upon request.

We have zero tolerance towards drugs and weapons, and policies are in place. These are detailed in our Cue Club Members Terms & Conditions document.

A refusal register and incidents log will be in use at the premises. Dates, times and a brief description of the refusal or incident will be recorded each time they occur. The refusals register and incident book will be produced for inspection upon request to the police licensing team or local authority licensing officers.

A real time CCTV system consisting of internal (minimum of 8) and external (minimum of 7) cameras will be installed, maintained and will record for a 28 day period. The footage will be available to Responsible Authorities upon request (within 48 hours) and can also be viewed remotely by managerial staff.

c) Public safety

The car park and entrance access are well maintained, and we have sufficient car parking capacity for the venue.

We have adequate lighting in the car park area to ensure member and staff safety when leaving late at night.

Staff will carry out daily patrols of the outside areas of the premises to ensure that litter is kept under control and confirm that the car park is being used appropriately by our members. We are aware that Nitrous Oxide can be a problem, and staff will be made aware of the signs to look out for.

An L1 Fire Alarm system to BS 5839-1 shall be installed and maintained, with the fire assembly point to be in the car park. Compliant emergency lighting to BS 5266 will be installed and maintained.



Coventry City Council

Staff will receive specific training regarding the above safety systems, there will be regular staff inspections and the required annual safety checks will be performed by an appropriate professional.

d) The prevention of public nuisance

A car park is provided so that our customers do not cause a nuisance to local neighbours by parking outside their garages or homes.
 The lighting in the car park should not cause problems to the local neighbours as the car park has well established trees and bushes to prevent light leakage to nearby homes. The trees and bushes will be well maintained.
 On a day-to-day basis we will have low level music from Jukebox/TV/Speaker System which will not cause any problems to neighbouring properties but will be monitored by the staff for volume control.
 On occasion we may seek to provide Live or Recorded music for entertainment purposes, and during such events all doors and windows will be closed. Management and staff will be responsible for ensuring that no noise nuisance occurs. Staff subjective noise monitoring will be undertaken at every Live or Recorded music event by way of external monitoring, and if music can be heard in the external perimeter areas measures will be taken to rectify the level if it was considered excessive. All staff will be made aware of the above licence condition in their staff training and will uphold it.
 Our Cue Club Members Terms & Conditions state that noise will be kept to a minimum when arriving and departing the premises, and when external areas are in use.
 Signage will be in place in the external areas to request that members 'please respect our neighbours'.
 All deliveries and waste collections will be made during 'normal' daytime working hours.

e) The protection of children from harm

Anyone under the age of 16 must always be accompanied and supervised by an appropriate adult. Challenge 25 will be operated, and the appropriate signage will be displayed at the premise. Anyone who appears to look under 25 years of age will be asked to confirm their date of birth, and then produce appropriate photo ID. This could be a passport, full driving licence or PASS ID. We operate 'No ID No Sale' policy for anyone challenged.
 Staff will receive appropriate training to allow them to identify and prevent underage sales and proxy sales, and to ensure that children do not have access to Gaming Machines.

Checklist: **Please tick to indicate agreement**

•	I have made or enclosed payment of the fee.	☒
•	I have enclosed the plan of the premises.	☒
•	I have sent copies of this application and the plan to responsible authorities and others where applicable.	☒
•	I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.	☒
•	I understand that I must now advertise my application.	☒
•	I understand that if I do not comply with the above requirements my application will be rejected.	☒
	[Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships]	



Coventry City Council

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	17/10/23
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)



Coventry City Council

Post town		Postcode	
Telephone number (if any)			
Email Address			

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the



Coventry City Council

performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
 8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
 9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
 10. Please list here steps you will take to promote all four licensing objectives together.
 11. The application form must be signed.
 12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
 13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
 14. This is the address which we shall use to correspond with you about this application.
 15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be issued to an individual or an individual in a partnership which is not a limited liability partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have the right to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

They do this in one of two ways:



Coventry City Council

- 1) by providing with this application, copies or scanned copies of the documents which an applicant has provided, to demonstrate their entitlement to work in the UK (which do not need to be certified) as per information published on gov.uk and in guidance.
- 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Home Office online right to work checking service.

As an alternative to providing a copy of original documents, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth, will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be shared digitally. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copies of documents as set out above.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.


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Consent of individual to being specified as premises supervisor

I


[full name of prospective premises supervisor]

Of


[home address of prospective premises supervisor]

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

New Premises Licence

[type of application. Transfer/New/Vary DPS]

by

The Cue Club (Coventry) Limited

[name of applicant. ie Premises Licence Holder]

Relating to premises licence

LN/ **waiting for grant** [number of existing licence, if any]

for

The Cue Club

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

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

The Cue Club (Coventry) Limited

[name of applicant]

concerning the supply of alcohol at

The Cue Club

[name and address of premises to which application relates]

I also confirm that I am entitled to work in the United Kingdom and am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number

[REDACTED]

[insert personal licence number, if any]

Personal licence issuing authority

[REDACTED]

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

Signed

[REDACTED]

Name (please print)

[REDACTED]

Date

17/10/23

THE CUE CLUB (COVENTRY) LIMITED

Kenpas Hall, Kenpas Highway, Coventry, CV3 6AW

CUE CLUB MEMBERSHIP TERMS & CONDITIONS

- Membership is non-transferable and only can be used by the named member.
- Membership is to be renewed every 12 months.
- Lost Membership cards are charged at £10 for a reissue.
- Members must inform “The Cue Club” at the first available opportunity of any change of personal details – this can be done in person at “The Cue Club” via e-mail at (info@cueclubcoventry.com) or via “The Cue club” app
- If your membership has expired, you will be required to obtain membership renewal before the using of the tables or any other cue club facilities.
- If the Member has opted for the standing order renewal – it is the responsibility of the member to cancel the standing order if they no longer require entry into “The Cue Club” after the 12-month subscription has lapsed.
- Members may bring guests and children to “The Cue Club”. The member is responsible for their guests – “The Cue Club” reserve the right to forbid entry of any guests – a guest fee will be payable.
- Once “The Cue Club” is at its maximum members, no more members can be allowed to join – until membership slots become available.

THE CUE CLUB (COVENTRY) LIMITED

Kenpas Hall, Kenpas Highway, Coventry, CV3 6AW

CUE CLUB MEMBERSHIP TERMS & CONDITIONS Cont:

- “The Cue Club” Management and staff reserve the right to ask any members and their guests to leave the club if they believe that the club rules are not being adhered to – “The Cue Club” also reserves the right to ban any member or guest of the member, if they are seen to be anti-social in any way to the staff, other members, customers or causing damage to property of “The Cue Club” or its surrounding neighbours – The banning from “The Cue Club” will also be made official after the incident by way of an official letter/email which will also inform of the loss of membership – In which the said member will have the right to reply – No reimbursement of membership costs will be paid back in the event of the Loss of membership.
- The Tables are only to be use be members and their guests – A person under the age of 16 needs to be accompanied by an adult.
- The purchase and supply of alcohol within “The Cue Club” is in accordance with the permitted hours laid out by its premises license and the licensing objectives – For the prevention of crime and disorder, public safety, prevention of public nuisance and the protection of children from harm.
- Alcohol may not be sold or consumed on the premises by any person under the age of 18 proof of ID maybe required and “The Cue Club” have the right to refuse anyone who does not produce this ID. “The Cue Club” operates a “Challenge 25” policy – Acceptable proof of ID are – A Valid Passport, A valid Driver’s Licence, A PASS from the Proof of Age Standards Scheme, A British military ID card, A National Identity Card .
- “The Cue Clue” has a gambling and protection of vulnerable Policy – To ensure that no person, under no circumstances under the age of 18 are permitted to use the gaming machines.
- “The Cue Club” has a safeguarding policy in place to protect vulnerable adults and children

THE CUE CLUB (COVENTRY) LIMITED

Kenpas Hall, Kenpas Highway, Coventry, CV3 6AW

CUE CLUB MEMBERSHIP TERMS & CONDITIONS Cont:

- “The Cue Club” ask that all members respect the rights of others to ensure that the community feel is always kept within “The Cue Club” making all members and their guests feel welcome at all times – we would ask that consideration is also taken into account outside of “The Cue Club” or on platforms like social media that could result in detrimental effect to the members or the Club.
- We would ask that all members coming to and from the Club - be respectful of the residential surrounding area outside of “The Cue Club” allowing the residents of the area to enjoy a peaceful environment in which they live – this includes only drinking within the Grounds of “The Cue Club”. Ensuring leaving the premises quietly, with no purchased drinks
- Smoking and the use of vapes is only permitted within the outside smoking area.
- Only food and drink purchased from the bar maybe consumed on the premises.
- We have a Zero tolerance policy to all drugs and weapons any members found in possession of such items will with immediate effect lose their club membership.
- “The Cue Club” is committed to ensure our venue, staff and customers enjoy “The Cue Club” surroundings, safety and free from harm and we operate a “customer search policy” – This is to be carried out by a staff member if they feel it to be necessary – for the prevention of the zero drugs and weapon policy or the prevention of theft or harm.
- Any vehicles left over night will not be able to be collected at any other time apart from within the stated opening hours.

THE CUE CLUB (COVENTRY) LIMITED

Kenpas Hall, Kenpas Highway, Coventry, CV3 6AW

CUE CLUB MEMBERSHIP TERMS & CONDITIONS Cont:

- “The Cue Club” can not be held responsible for private property whilst on the premises – All lost property will be held for a period of 6 months – Please contact “The Cue Club” on (telephone Number) immediately if an item has been lost.
- “The Cue Club” reserve the right to close the premises for Private events.
- As a member of “The Cue Club” you are agreeing that you are aware that the use of CCTV, live streaming and photographs are allowed and monitored and can be used within all media platforms.
- Wheelchair / Disabled access for Snooker - Due to no space being available for an access lift to the “The Cue Club Coventry” 1st floor snooker tables. We are unable to offer snooker to wheelchair or persons who are not able to climb stairs. We can offer cue sports in the form of Pool Tables to the ground floor. However, if snooker is required, we have an arrangement in place where accessible snooker is available at “The Attack” Snooker Club, Regent Street in Nuneaton.
- “The Cue Club (Coventry)” Statement Policy – From Ms Holly Fletcher – “The Cue Club (Coventry) Limited – Company Director

Our aim is to bring cue sports along with other club and league games back to Coventry – We aim to provide high quality pool and snooker tables along with other club games for our members – providing value for money on table costs, drinks and food and we aim to provide a welcoming and friendly atmosphere for all our members and their guests – We will always aim to have good communication with each Cue Club member – so if you feel we could include something more at the Cue Club or you feel not happy with something - please do not hesitate in e-mailing me at _____











So for all of you that are potty about pool and smitten about snooker – get your cues at the ready and let the fun frames begin

THE CUE CLUB (COVENTRY) LIMITED

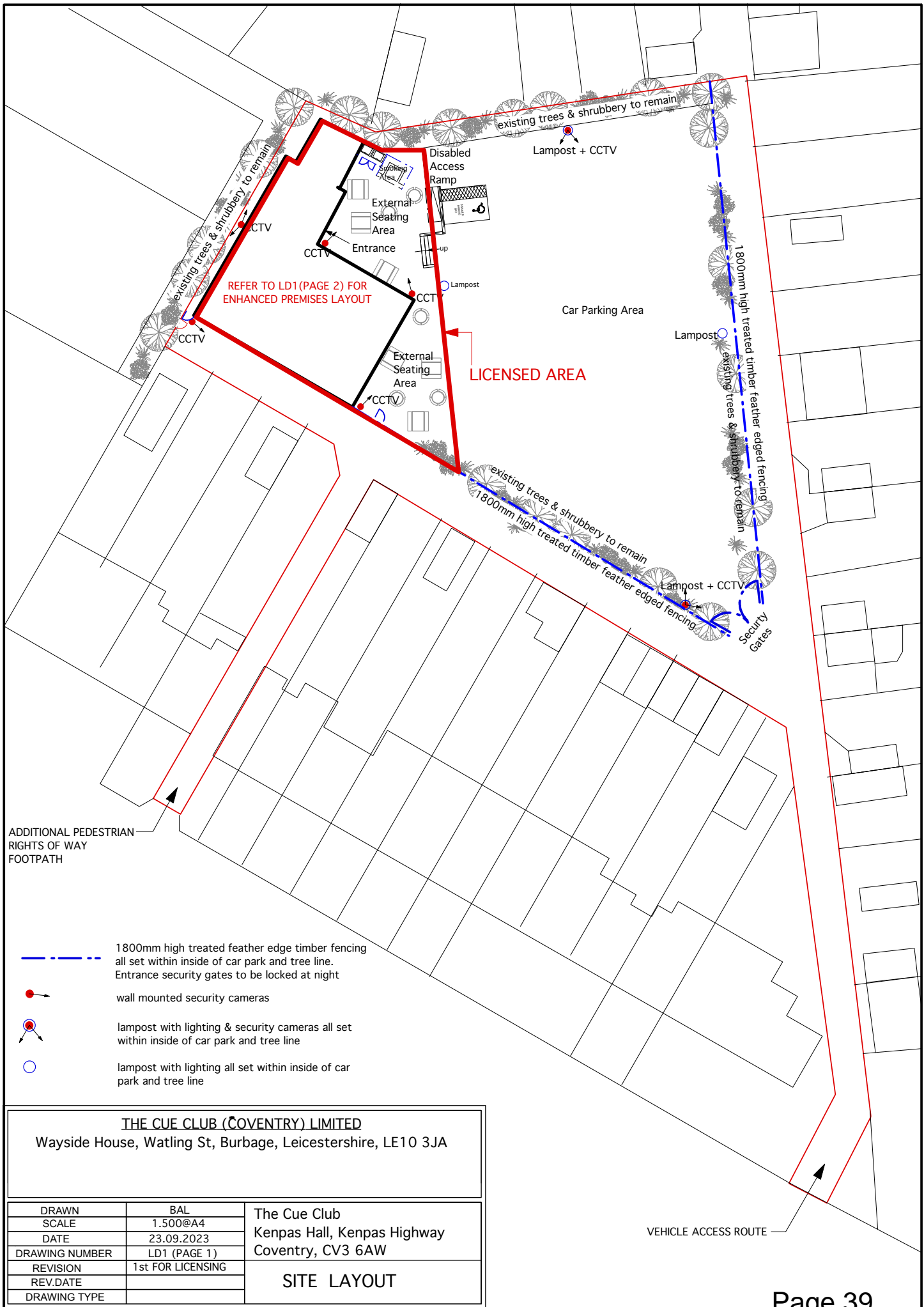
Kenpas Hall, Kenpas Highway, Coventry, CV3 6AW

CUE CLUB MEMBERSHIP TERMS & CONDITIONS Cont:





Find us at:

-  The Cue Club Coventry, Kenpas Hall, Kenpas Highway, Coventry, CV3 6AW
-  what3words - ///boxer.plants.back
-  Telephone Number - ??????????
-  Phone App - ??????????
-  Email – info@cueclubcoventry.com
-  Website – cueclubcoventry.com
-  Facebook – Cue Club Coventry
-  Instagram – cue_club_coventry
-  X– cue_club_coventry @CueClueCoventry
-  Tik Tok - ??????????

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ADDITIONAL PEDESTRIAN RIGHTS OF WAY FOOTPATH

-  1800mm high treated feather edge timber fencing all set within inside of car park and tree line. Entrance security gates to be locked at night
-  wall mounted security cameras
-  lamppost with lighting & security cameras all set within inside of car park and tree line
-  lamppost with lighting all set within inside of car park and tree line

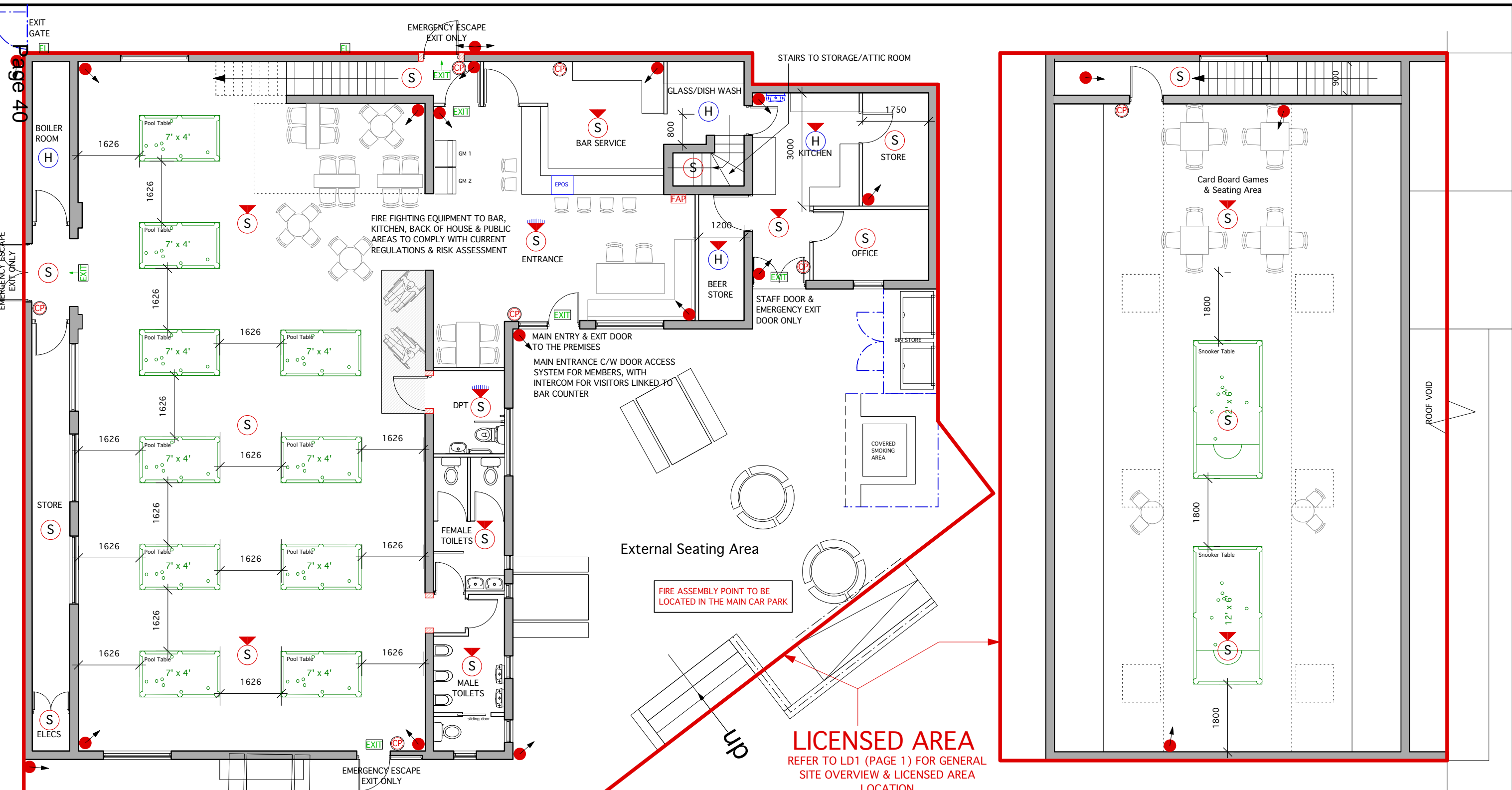
THE CUE CLUB (COVENTRY) LIMITED
 Wayside House, Watling St, Burbage, Leicestershire, LE10 3JA

DRAWN	BAL
SCALE	1.500@A4
DATE	23.09.2023
DRAWING NUMBER	LD1 (PAGE 1)
REVISION	1st FOR LICENSING
REV.DATE	
DRAWING TYPE	

The Cue Club
 Kenpas Hall, Kenpas Highway
 Coventry, CV3 6AW

SITE LAYOUT

VEHICLE ACCESS ROUTE



Proposed Ground Floor

Proposed First Floor

FAP	FIRE ALARM PANEL
CP	FIRE ALARM CALL POINT
S	SMOKE DETECTOR
S	SMOKE DETECTOR/SOUNDER
S	SMOKE DETECTOR/SOUNDER/FLASHER
H	HEAT DETECTOR
H	HEAT DETECTOR/SOUNDER
●	CCTV CAMERA

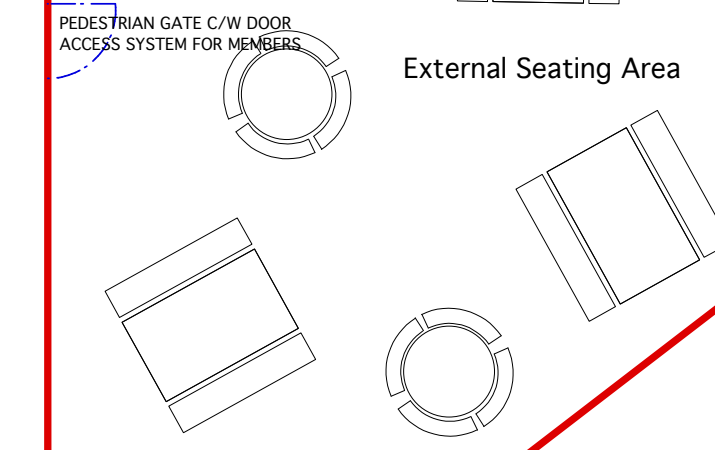
NOTES

1. FIRE ALARM SYSTEM TO A BS 5839-1 CATEGORY L1. SYSTEM TO BE LINKED TO A MONITORING SERVICE
2. EMERGENCY LIGHTING AND EXIT LIGHTING TO BS 5266 THROUGHOUT. EXIT LIGHTS ONLY SHOWN AT THIS STAGE FOR LICENSING PURPOSES
3. CCTV SYSTEM TO COVER ALL AREAS AS SHOWN WITH RECORDING HARD DRIVE. SYSTEM TO BE LINKED TO OFF SITE MANAGERIAL STAFF
4. AS A MEMBERS CLUB ENTRANCE BY WAY OF DOOR ACCESS FOB SYSTEM WITH INTERCOM FOR VISITORS LINKED TO BAR / STAFF AREA
5. EMERGENCY EXIT ROUTES AS SHOWN WITH FIRE ASSEMBLY POINT IN CAR PARK
6. FIRE RATED LOBBY AT BOTTOM OF STAIRS FOR EXIT ROUTE FROM 1ST FLOOR
7. INTRUDER ALARM SYSTEM FITTED THROUGHOUT LINKED TO A MONITORING SERVICE
8. FIRE FIGHTING EQUIPMENT TO BAR, KITCHEN, BACK OF HOUSE & PUBLIC AREAS TO COMPLY WITH CURRENT REGULATIONS & RISK ASSESSMENT
9. BACK GROUND MUSIC SYSTEM TO BE INSTALLED
10. LIVE & RECORDED MUSIC SYSTEM EQUIPMENT TO BE USED FOR EVENTS, LOCATIONS EVENT SPECIFIC

THE CUE CLUB (COVENTRY) LIMITED
Wayside House, Watling St, Burbage, Leicestershire, LE10 3JA

DRAWN	BAL	The Cue Club Kenpas Hall, Kenpas Highway Coventry, CV3 6AW
SCALE	1:100@A3	
DATE	23.09.2023	
DRAWING NUMBER	LD1 (PAGE 2)	
REVISION	1st FOR LICENSING	
REV.DATE		
DRAWING TYPE		

PROPOSED LAYOUT



External Seating Area

FIRE ASSEMBLY POINT TO BE LOCATED IN THE MAIN CAR PARK

LICENSED AREA
REFER TO LD1 (PAGE 1) FOR GENERAL SITE OVERVIEW & LICENSED AREA LOCATION

From: [REDACTED]
Sent: 27 October 2023 13:11
To: Simms, Carline <Carline.Simms@coventry.gov.uk>
Subject: RE: The Cue Club, Kenpas Hall Rear Of 51, Kenpas Highway, Coventry, CV3 6AW.

Good Afternoon Carline.

My objections to this proposal are as follows:

1/ Protection of Children from harm.

- a] The licensing of an entertainment venue serving alcohol till 11pm on weekdays and 1pm at weekends is certain to create a noise issue for families with children being disturbed at night.
- b] Access to the site is along a thoroughfare that is used daily by children making there way to and from the local school.

2/ Prevention of Crime & Disorder.

- a] Allowing this venue to continue serving alcohol beyond normal licensing hours, customers from the Burnt Post PH could continue drinking for several more hours. This alone would increase the likelihood of anti social behaviour of a variety of offences.

3/ Public Safety.

- a] Again an increase in vehicle movement on an already narrow thoroughfare used by many local people walking to the local amenities situated a short distance away.

4/ Prevention of Public Nuisance.

- a] Noise levels from allowing this proposal would be a clear nuisance [and more] particularly for those residents whose properties back directly on to this site.

I have been as brief and concise as i can be. I do welcome the opportunity to hear from the prospective owner of the establishment to state exactly how they will resolve residents entirely valid concerns of this licensing application.

Regards
[REDACTED]

31 October 2023
Licensing Team
Civic Centre
Much Park Street
Coventry
CV1 2PY

Dear Sir/Madam,

Objection to Application for Premises Licence: The Cue Club, Kenpas Hall rear of 51 Kenpas Highway, Coventry, CV3 6AW

We are writing to express our objections to a licence application by The Cue Club, Kenpass Hall, Coventry, on the following grounds:

1. Protection of Children from Harm

- The location of the venue is in close proximity to Styvechale Primary School and several residential areas with families and young children. There is an increased risk of traffic related incidents with cars using the access routes to Kenpas Hall or using Oak Tree Avenue as a turning circle.
- There is an increased risk of children being exposed to alcohol related behaviour/issues, when walking near the venue or playing around the area.
- Increased risk of children inhaling smoke from customers smoking outside the premises, particularly those children who would be playing in the gardens that directly back onto the premises.

2. Prevention of Crime and Disorder

- The discrete nature of the venue will lead to anti-social behaviour.
- The likelihood of disturbances, fights and criminal activities fuelled by alcohol are a genuine concern in a built-up residential area.

3. Public Safety

- An increased presence of alcohol-related incidents late at night in the area may affect the well-being of residents.
- There is a risk of over consumption of alcohol and underage drinking.
- There is a risk to pedestrians and local residents of traffic incidents, from an increase in cars accessing the venue.
- The enclosed nature of the premises could lead to an increase in criminal behaviour such as drug taking in turn leading to a concern over public safety.
- Increased risk to residents who's gardens back directly onto the premises, of smoke inhalation from customers stood outside smoking. This will particularly impact residents in the summer months.
- Increased risk of emergency vehicles not being able to access Oak Tree Avenue due to vehicles being parked illegally in Oak Tree Avenue.

4. Prevention of Public Nuisance

- There is an increased risk of noise from vehicles leaving the venue late at night.
- There is an increased risk of patrons leaving the venue late at night, being intoxicated and causing a disturbance.
- Noise from customers drinking outside in the warmer weather.
- Noise disturbance from patrons stood outside in a designated smoking area.
- Increased risk of noise from music or entertainment late at night.

We trust that you will take our concerns into account when considering whether to grant a licence and make an informed decision that prioritises the welfare of our community and the safety of the residents.

Our contact details are:



From: [REDACTED]
Sent: 02 November 2023 10:18
To: Licensing <licensing@coventry.gov.uk>
Subject: Objection for The Cue Club Kenpass Highway

Hi

I would like to object to the above licensing application for The Cue Club - Kenpass Highway.

My grounds for objection are :

Protection for Children from Harm:

The entry to the Club is used regularly by children - playing and a cut through to Stivichall Primary School. There is a blind spot onto Oak Tree Avenue when people drive down and if a child is turning in, it can be very dangerous. Children often play in the entry and i think going pass seeing people drinking/potential drunk is not a good sight for them.

Prevention of crime and disorder:

I think the club may attract groups to congregate and a potential for some disorder with the addition of alcohol.

Prevention of Public Nuisance:

On a summer evening, members using the club may congregate outside the club, or when some sports are being shown on the big screen. This Club will be nestled in the midst of a residential area. Noise levels can go well into late at night.

The above are my objections but the most important is safety of children. I would invite the people to come and observe the use of the entry by children during school times. Also to observe the blind spots.

Kind regards,

[REDACTED]

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From: [REDACTED]
Sent: 04 November 2023 09:07
To: Licensing <licensing@coventry.gov.uk>; [REDACTED]
Subject: Re: The Cue Club, Kenpas Hall Rear Of 51, Kenpas Highway, Coventry, CV3 6AW.

Good Morning,
This is a response in relation to your email.

1) Site access itself is a danger to playing children. Access from the A45, Kenpas Highway is a danger owing to busy traffic. Access from Oak Tree Avenue, a quiet Cul-De-Sac where children play and also use the access drive to play increases the danger level further.

2) Late licensing of this nature will only encourage more noise and anti social behaviour leading to increased crime levels.

3) Public safety would be affected as we have a lot of elderly residents who would be disturbed by the noise and traffic late at night. Many of the residents use the access way when going out to the shops etc.

4) The access drive belongs to all the house owners affected and incorporates a public footpath. Should this license be refused, it would help in stopping it becoming a public nuisance.

5) The biggest fear for a license being granted is not only the noise and anti social behaviour but increased crime in the area.

My father and myself would like our details to be kept confidential as any kind of objection may leave us feeling concerned regarding harassment and intimidation.

Kind regards

[REDACTED]

Sent from my iPad

From: [REDACTED]

Sent: 05 November 2023 19:11

To: Licensing <licensing@Coventry.gov.uk>

Subject: Objection to Cue Club, CV3 6AW

Objection to application by Cue Club, Kenpass Highway, Coventry. CV3 6AW

To whom it may concern,

we are writing to raise an objection to the proposed sale of alcohol by the above mentioned club based on the following criteria:

Prevention of Public Nuisance

The site of the proposed Cue Club is unsuitable as a late night venue selling alcohol in any capacity as it is entirely surrounded by residential housing. The boundaries of all of these properties are within about 20 metres of the building and several within 5-10 metres and most houses back directly onto the carpark. We can confirm, as residents of a property that backs onto the building that we are able to hear every single activity that takes place there, with movement in the car park being of particular note. To date, this has posed less of a problem as this has ceased by about 8 pm and there is limited lingering outside the building due to the nature of the business. We consider it extremely unlikely that customers leaving at 11pm or after having drunk alcohol are going to maintain the appropriate level of noise despite any best intentions by the owners. If the club is to be a success, this will require a large number of customers and significant amount of alcohol to be sold which will cause a big increase in the disruption that residents will face. Smokers will have to go outside if they wish to smoke and there is nowhere on the property where this wouldn't be a nuisance, especially once alcohol has been consumed and voices louder. In addition, any outside seating area would end the peaceful use of gardens that back on to the club.

The licensing of regulated entertainment provides for a wide range of scenarios and opens the door to events where noise disruption is extremely likely, even with soundproofing and shut windows, given the very close proximity of residential properties.

The sale of alcohol for at least 15 hours a day and the licensing of regulated entertainment until late at night, deep within a residential area is of great concern and we struggle to imagine any scenario where this will not cause detriment to the residents despite best intentions by the owners.

Protection of Children from Harm.

In addition, the entrance/exits to the access road are 'blind' and already pose a significant risk to children playing. We are aware that the new owners propose to resurface a portion of the road and this could be viewed as a benefit, however it is extremely likely that this will simply enable cars to travel at a higher speed to and from the club, heightening the risk to all pedestrians and especially the local children who make use of their street to play.

Yours faithfully



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From: [REDACTED]
Sent: 13 November 2023 12:25
To: Licensing <licensing@coventry.gov.uk>
Subject: Kenpas Hall Licensing Application Representation

The Cue Club,
Kenpas Hall,
Rear of 51, Kenpas Highway,
Coventry,
CV3 6AW.

Kenpas Hall is surrounded by residential houses. We would like to make the following comments regarding The Cue Club's recent licensing application.

The Prevention of Crime and Disorder

1. More crime and disorder can reasonably be expected with more people at the licensed club daily from 9am until midnight or 1am.
2. Residents' rear gardens back onto the club and are therefore vulnerable to attacks of break-ins or vandalism and drink related abuse especially at night (Vomiting, urination etc.)

The Promotion of Public Safety

1. Access to the club is only gained by a sharp, dangerous turn off the extremely busy A45 Kenpas Highway. Increased use of this access should not be encouraged. There is no rightful access from Oak Tree Avenue.
2. The private, shared access road is not lit or well maintained and is badly potholed. The large number of potholes are hazardous to vehicles so increased usage should be deterred.
3. Pedestrians, adults and children also walk through the access roads so more traffic will only make it more hazardous for everyone.

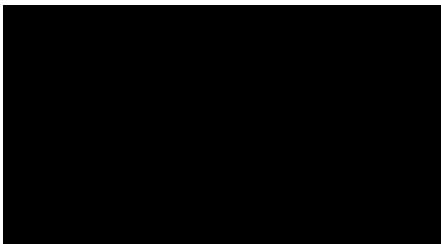
The Prevention of Public Nuisance

1. The car park is not surrounded completely by well established trees and bushes. The premises' hedge on the boundary with Green Lane houses is dying and non-existent for much of its length. There is therefore no shield to prevent 'light leakage' from impacting on the houses in Green Lane. Indeed the existing light shines directly onto the houses and the only mitigation is that it has been switched off at 9.00pm.
2. If the club is to close at midnight or 1am the noise of car doors and engines plus light from car headlights as cars are driven across the car park will be disturbing for residents trying to sleep in the back bedrooms of their houses.

3. More noise will also be created as vehicles slow and rev up while negotiating the gravel surface and potholes of the car park and driveway.
4. Shorter opening hours would be more appropriate in a quiet residential area where there are no other late night venues. Late night noise nuisance will be more of a problem in the summer when residents have their windows open.
5. The West Heath Cue Club has shorter opening hours (Sun -Wed 10am to 11.30pm and Fri & Sat 10am to midnight) yet is less likely to cause public nuisance as it is surrounded mainly by commercial companies. The nearest houses are situated on the opposite side of the adjacent public road and pavements and are some distance away.

Protection of Children from Harm

1. Children would be better protected by not being allowed to be taken into the club by their parents at all. Then they hopefully would not be exposed to a gambling environment.



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From: [REDACTED]
Sent: 10 November 2023 14:02
To: Licensing <licensing@coventry.gov.uk>
Subject: Objection to new premises Licence for The Cue Club

From

[REDACTED]

To
Licensing Authority
The Council House
Earl Street
Coventry
CV1 5RR

Dear Sir/Madame

I am emailing you my objection to the application for a New Premises Licence for The Cue Club.

Address:

The Cue Club
Kenpass Hall
Coventry
CV3 6AW

My objections are as follows:

The Prevention of public nuisance:

The application to hold and sell alcohol coupled with the opening hours could potentially lead to anti-social behaviour through drunkenness and rowdy behaviour.

General noise pollution due to the late opening of the premises, from increased footfall to and from the hall. Please note the gym used to close at 9pm, the Cue Club has applied to stay open to 12am and 1am on Friday and Saturday. The increase in likelihood of cars parking up and waiting on adjacent roads and driving down the private road, especially at the time it closes with the need for Taxis & Ubers.

Will the Cue Club have enough parking facilities to accommodate for large sporting events, the risk of having people park on Oak Tree & Green Lane and leaving their cars.

The protection of Children from harm

The roadway is used by residents to access the rear of their properties and children play there. The roadway has public access as a footpath and as such parents and children use it to access Stivichall Primary School and the War Memorial Park. There is a likelihood of increased use by motor vehicles driving down the road to access the club and no speed monitoring and therefore a risk particularly to Children from injury. In addition, there is no adequate street lighting along the road, as I believe the road was primarily intended for residential use only and a public footpath, and not to access a commercial property with the associated footfall.

Public Safety:

The reasons listed above equally apply to general public safety. In addition I am concerned over the potential increased wear and tare of the access road behind the residents' properties, where each resident is responsible to the upkeep of their portion of the road behind their property. There are large potholes along parts of the road already and an increased level of vehicle activity will increase the problem. There is a risk to injury particularly at nighttime from stepping in these holes. Who is

responsible for this as the damage has been cause by vehicles not from walking, many of the residents such as myself do not use it for vehicle access.

The prevention of crime and disorder:

The location of the hall in a secluded residential area, away from CCTV cameras, coupled with its proposed use and the selling of Alcohol will draw people in from all areas of Coventry, with the possibility this will also draw in criminal activity such as the selling of drugs.

Further Objections:

The nature of the application for change of use of the premises. I moved into the area over 20 years ago and would not have done so if the hall had been a club of this nature due to the reasons given above, as such I think others would be of a like mind and this could affect my property value.

The Hall would be better suited to be used as a Nursery or redeveloped for housing, which in principle I would not object to subject to a comprehensive agreement over access and use of the road behind the houses.

The idea of a Cue club isn't our main issue it the opening hours and the alcohol license.

Can you please acknowledge receipt of this email and inform me of any public meeting, where I can attend and air my concerns in person.

Regards

[REDACTED]

Sent from [Mail](#) for Windows

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9th November 2023

The Licencing Authority
The Council House
Earl Street
Coventry
CV1 5RR

Dear Sirs

Proposal for change of use - The Cue Club, Kenpas Hall, Coventry, CV3 6AW

We have seen the Notice that the Bodyworks Gym situated just off the Kenpas Highway has applied for a change of use, which includes sales of alcohol, regulated entertainment, late night refreshment and indoor sporting events.

We would like to object on the following grounds:

Protection of Children from Harm

The long licencing hours will cause a problem to residents, who consist of families with children and some elderly people. Our concern is that the provision of all day drinking could cause anti-social behaviour, and the children who play out in Oak Tree Avenue, which is a quiet cul de sac and a safe place to play, would be affected by this. The entry from Oak Tree Avenue to Kenpas Highway backing onto the site is also used by children walking to and from Stivichall and Finham Schools, and any increase in traffic would be detrimental to their safety.

Prevention of Crime and Disorder

The late licencing hours (midnight and 1.00 am) would be an opportunity for those persons who have been drinking to excess to behave in a noisy and inconsiderate manner, which could result in an increase in crime in the area by persons leaving the site late at night and in the early hours of the morning. There are forty houses and a block of flats backing onto the site area, and these would be affected by the noise of cars and patrons leaving the club late at night. This is a quiet residential area not suited to the proposed change of use.

Public Safety

The entrance and exit to the site is via Kenpas Highway, a very busy dual carriageway, and the potential for accidents is high. The boundaries for our properties in Green Lane are extended to and include a section of the entry, it is a footpath for public right of way only, not vehicles entering from Oak Tree Avenue.

Prevention of Public Nuisance

The late licencing hours will give rise to noise and disturbance to residents surrounding the site, cars will be noisy leaving the area as will those persons who may have drunk to excess.

We have no objection to a snooker club being open during normal licencing hours, why is there a need for alcohol to be served after this?

We have addressed the issues detailed in your document 'Licencing Applications – How to Object' and look forward to hearing from you. I have also e-mailed this letter to be sure of it being received before the closing date for objections.

[Redacted]

[Redacted]

[Redacted]

From: [REDACTED]
Sent: 10 November 2023 17:37
To: Licensing <licensing@coventry.gov.uk>
Subject: FW: Kenpas Hall, Coventry CV3 6AW

Dear Sirs

I am emailing my objections, regarding the Application to serve alcohol at Kenpas Hall, Coventry CV3 6AW. I enclose a copy of the Covenant/summary of title, for you to study, that clearly states no licensed premises.

PREVENTION OF CRIME AND DISORDER

We already have a large public house (The Burnt Post) close by, which is open until 11am 7 days a week. This supplies enough social and drinking activities for a residential area.

The request for a licence from 9am in the morning until 11pm Sunday to Thursday, with an additional two hours until 1pm on Friday and Saturday, is very anti-social given that it is surrounded on all sides by houses. Smokers are likely to be outside drinking and smoking and talking loudly until the early hours. Are the owners trained in sorting out a dispute, or a possible fight due to excessive alcohol?

If drivers cannot get a space in the car park, they will be parking late at night in Green Lane and Oak Tree Avenue causing a nuisance and possibly drink driving down a residential street or, as in the case of Oak tree a narrow cul-de-sac.

PUBLIC SAFETY

There would be a significant increase in traffic on the private access road in the day time. It is used primarily as a path for school children, going to and from Styvechale School, also, locals and dog walkers, to walk through from Green Lane and Oak Tree Avenue. No opportunity for consultation has been given to the owners of the road, i.e. the residents of Green Lane, to express their concerns about this, or to the people who use it. A notice just went up on a tree. This does not give confidence to the community. Residents also drive slowly, as they are just accessing their garages. The Gym that was there previously, closed on Saturdays and Sundays at 2pm, leaving the area largely free of traffic. The Gym was an asset to the area, providing somewhere for locals to go and train at an affordable price, particularly young men, getting them off the streets and not involved in crime. It is such a shame that no attempt was made for Lottery Funding (or other funding) to keep it trading as a Gym, local amenity or Community Centre.

THE PREVENTION OF PUBLIC NUISANCE

To my knowledge the owners have no experience of running a licenced establishment. They are property developers, so will they be there all the time? Who will handle customers who are may have been there for several hours drinking too much at their Private Club? Are they going to stop them drinking and driving at 1pm if they have come by car?

THE PROTECTION OF CHILDREN FROM HARM

As stated, this is a private road, used by the children in the area to get to and from school but also as a place to play safely close to their homes. So an establishment that is likely to be predominantly older males, (who will be unknown) and strangers to the area, has to put child safety at risk, as they will be hanging around all day. If you do not know the area, I would urge the committee to refuse this application and come and inspect it. A licence from 9 am, will give no safe time for the children to be on the private road during weekends and holidays, putting them in danger if they try. With an

increase in child obesity, they should be encourage to get outside and play in a safe environment, with other children in the neighbourhood. Granting this licence will take that opportunity away from local children now and for generations to come.

Stating that a child under 16 should be accompanied to the Cue Club, is a cynical way of giving an impression that youngsters will benefit and will be safe. As I have stated, no consultation with local parents has been conducted.

I hope you will consider my request to refuse this application, so that you can come to the property and see for yourself what a disaster it would be for the area, bringing no benefits whatsoever. There are already snooker tables at the Green Lane Club.

Yours Faithfully

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

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Title register for:

land and buildings to the north of Kenpas Highway (Freehold)

Title number: WK60560

Accessed on 31 October 2023 at 13:56:45

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number	WK60560
Registered owners	JAMES HAY PENSION TRUSTEES LIMITED 46-50 Castle Street, Salisbury, Wiltshire SP1 3TS, trustees of the James Hay Personal Pension Plan
Last sold for	£150,000 on 21 May 2003

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	1967-06-05	WEST MIDLANDS : COVENTRY The Freehold land shown edged with red on the

plan of the above Title filed at the Registry and being land and buildings to the north of Kenpas Highway.

2 The land has the benefit of a right of way over the land tinted brown on the filed plan.

3 There are excluded from this registration the mines and minerals and the ancillary rights excepted by the Conveyance dated 23 May 1925 referred to in the Charges Register in the following terms:

Except and Reserved unto the Vendor his heirs and assigns the hereditaments rights and privileges stated in the Second Schedule thereto to be reserved out of abstracting Conveyance.

THE SECOND SCHEDULE above referred to
EXCEPTIONS AND RESERVATIONS

1. There were excepted and reserved unto the Vendor his heirs and assigns all mines and minerals under the lands assured by the above abstracted Indenture with all necessary and proper powers rights and easements for searching for winning working getting and carrying away the same by underground working making from time to time nevertheless to the Purchasers their successors and assigns compensation for all damage done to the surface or the buildings thereon in or about the exercise of such rights and powers.

4 The Conveyance dated 29 April 1929 referred to in the Charges Register contains the following provision:-

DECLARATION that the Vendors should be at liberty as regarded the remainder of the Building Estate called "the Green Lane Estate" of which the land thereby conveyed formed part to use dispose

of and deal with the same as if the Conveyance had not been freed and discharged from the scheme of roads building lines and all other restrictions of whatsoever kind or nature whether expressed in or implied from that Conveyance or otherwise and the Vendors should not be restricted or interfered with in their free right and liberty to forego covenants on the part of the Purchasers of other parts of the said Estate of kind thereby imposed with respect to the land thereby conveyed And Also that the Purchaser should not be entitled to any right of light or air or other right which would restrict the free use for building or other purpose of any other land of the Vendors.

5 The Conveyance dated 18 November 1929 referred to in the Charges Register contains a declaration identical with that contained in the Conveyance dated 29 April 1929 referred to above.

6 Notice entered in pursuance of rule 254 of the Land Registration Rules 1925 on 25 March 1994 that the registered proprietor claims that the land in this title has the benefit of a right of way with or without vehicles over the passageway leading from the north eastern corner of the land in this title into Oak Tree Avenue.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
---------------------	-------------------	--

1	2003-06-25	PROPRIETOR: JAMES HAY PENSION TRUSTEES LIMITED (Co. Regn. No. 1435887) of 46-50 Castle Street, Salisbury, Wiltshire SP1 3TS, trustees of the
---	------------	--

James Hay Personal Pension Plan.

2 2003-06-25 The price stated to have been paid on 21 May 2003 was £150,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

Class of Title: Title absolute

Entry number	Entry date
---------------------	-------------------

1	The land tinted blue on the filed plan is subject to rights of way.
---	---

2	The land is subject to rights to use the sewers and the water gas and electricity mains thereunder.
---	---

3	A Conveyance of the land in this title and other land dated 23 May 1925 made between (1) The National Provincial Bank Limited (2) The Honourable Alexander Frederick Gregory (Vendor) (3) John White and (4) Green Lane Estates (Coventry) Limited (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
---	--

4	A Conveyance of the land tinted blue on the filed plan and other land dated 29 April 1929 made between (1) Green Lane Estates (Coventry) Limited (Vendors) and (2) Alfred Turner (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
---	---

5	A Conveyance of the land tinted pink on the filed plan dated 18 November 1929 made between (1) Green Lane Estates (Coventry) Limited (Vendors) and (2) Alfred Turner (Purchaser) contains
---	---

covenants details of which are set out in the schedule of restrictive covenants hereto.

6

The following are details of the covenants contained in the Conveyance dated 23 May 1925 referred to in the Charges Register:-

COVENANT by the Purchasers to the intent and so that the covenants thereafter contained should be binding on the said lands and premises thereby assured into whosoever hands the same might come but not so as to render the Purchasers personally liable in damages for any breach thereof occurring after they should have parted with all interest in the premises in respect of which such breach should occur for themselves their successors and assigns with the Vendor his heirs and assigns the owner or owners for the time being of the Styvechale Estate that the Purchasers their successors and assigns would at all times thereafter in relation to the lands and premises thereby assured observe and perform the stipulations and regulations contained in the Third Schedule thereto.

THE THIRD SCHEDULE above referred to

Particulars of the stipulations to be observed by the Purchasers

N.B. In this Schedule the expression "the land" shall mean the lands conveyed by the above abstracted Indenture.

1. The scheme of any layout of the land to be submitted to the Vendor for his approval prior to the commencement of any building or other operations.

2. No hotel or other house or place licensed for refreshment is to be erected on the land or any part

thereof other than a fully licensed hotel which shall include sleeping accommodation for travellers the plan of which hotel should be first submitted to and approved by the Vendor his heirs and assigns owner or owners for the time being of Styvechale Hall and no such hotel shall be erected on any land which should immediately front on Green Lane.

3. No factory should be erected on the land or any part thereof nor should any building be used for manufactory purposes or other noxious or offensive trade.

4. No shops should be erected upon the land other than shops and dwellinghouses combined such shops to be of a type suitable to the class of the houses to be erected.

7

The following are details of the covenants contained in the Conveyance dated 29 April 1929 referred to in the Charges Register:-

COVENANT by the Purchaser for himself and his successors in title (so as to bind all future owners of the land thereby conveyed) with the Vendors to duly observe and perform the covenants and conditions set out in the First Schedule thereto and also to observe and perform the covenants and stipulations contained in the Third Schedule to the before mentioned Conveyance dated the 23rd May 1925 so far as the same related to the land thereby conveyed and remained thenceforth to be observed and performed.

THE FIRST SCHEDULE above referred to

1. No buildings other than 16 private dwellinghouses with the usual outbuildings thereto should be erected upon any part of the said piece of land and until plans and elevations thereof had been submitted to and approved by Messrs Hattrell

& Wortley or other the Surveyor for the time being of the Vendors and such dwellinghouses should be roofed with tiles the quality and colour of which should be approved by the said Messrs Hattrell & Wortley or other the Surveyor as aforesaid and the Purchaser should upon submitting such plans pay to the Vendors Surveyor a fee of £1.1.0 for each of such plans submitted for approval as aforesaid And each of such dwellinghouses should not be of less value than £550 at the least including the value of the site but excluding the value of any grant or subsidy which the Purchaser might receive from any local or Central Authority in respect of such dwellinghouses and excluding the value of any garage cycle house summer house or green house.

2. No trade or business of any kind shall be carried on upon the said land or any part thereof or in any building then or thereafter erected thereon nor should the said land or any buildings thereon be used for any purpose or in any manner which should be a nuisance to the owners or owner for the time being of the Green Land Estate or any part thereof the Vendors or the inhabitants of the neighbourhood.

3. No house or building should be erected on the said piece of land thereby conveyed unless fronting to Kenpas Road aforesaid and set back to the building line shown upon the said plan and nothing should be erected between such building line and the frontage line except bay windows verandahs porches and side division and front fences which fences should not be of greater dimensions or constructed of different materials than were provided in Clause 4 thereof.

4. Forthwith to erect and for ever thereafter maintain good and sufficient fences to be approved by the said Surveyors on and along the sides of the piece of land thereby conveyed where marked "T"

on the said plan and the front and side division fences or such part thereof as were situate in front of the building line before referred to should be fences of evergreen and should not exceed a height of 4 feet And all other the side division and other fences situate at the rear of the said building line should be fences or evergreen or boards and should not exceed 6 feet in height.

5. Not to make or permit to be made or burnt any bricks or tiles on the said piece of land and not to excavate sand or clay thereout except for the foundations or for use in the erection of buildings thereon or the purpose of laying drains or levelling the site.

6. That the land or any buildings to be erected thereon should not be used for the sale of ale beer wines spirits and other intoxicating liquors or for any club at which intoxicating liquors are sold or consumed.

7. Not to deposit any materials on the roads or footpaths adjacent to the premises nor move nor disturb the soil or surface thereof except for the purpose of laying gas water or drain pipes or subterranean conductors of electricity from the premises to the adjacent mains (if any) in which case the Purchaser should forthwith make good the roads and footpaths so disturbed and consolidate such damage to the causeway or kerbing or channelling thereof caused during building operations by carting or otherwise.

8. Not to construct or allow to be constructed any street or road over or through the land thereby conveyed other than a footpath.

9. Not to remove or destroy or damage any trees upon the estate without the consent in writing of the Vendors.

10. That no building or erection on the land thereby conveyed should be used for the purpose of an advertisement hoarding or as a bill-posting station or otherwise for the display of advertisements posters advertising signs or the like.

NOTE 1: The building line is set back 30 feet from Kenpas Highway and is the line of existing buildings

NOTE 2: No T marks affect the boundaries of the land tinted blue on the filed plan.

8

The following are details of the covenants contained in the Conveyance dated 18 November 1929 referred to in the Charges Register:-

"The Purchaser for himself and his successors in title (so as to bind all future owners of the land hereby conveyed) hereby covenants with the Vendors that he will duly observe and perform the covenants and conditions set out in the First Schedule hereto and also that the Purchaser will observe and perform the covenants and stipulations contained in the Third Schedule to the before mentioned Conveyance dated the Twenty third day of May One thousand nine hundred and twenty five so far as the same relate to the land hereby conveyed and remain henceforth to be observed and performed.

THE FIRST SCHEDULE above referred to

1. No building shall be erected upon any part of the land hereby conveyed until the plans and elevations thereof have been submitted to and approved by Messrs Hattrell and Wortley or other the Surveyor for the time being of the Vendors' Surveyor a fee of One Guinea for each of such plans submitted for approval as aforesaid.

2. No buildings erected upon the said pieces of land shall be used for any other purpose than that of a Church Chapel Mission Room Billiard Hall Private School Sports Pavilion or buildings connected with Sports and except as aforesaid no trade or business of any kind shall be carried on upon the said land or any part thereof or in any buildings erected as aforesaid nor shall the said land or any buildings thereon be used for any purpose or in any manner which shall be a nuisance to the owner or owners for the time being of the Green Lane Estate or any part thereof the Vendors or the inhabitants of the neighbourhood.

3. Forthwith to erect and for ever thereafter maintain good and sufficient fences to be approved by the said Surveyor on and along the sides of the piece of land where marked "T" on the said plan such fences to be fences of evergreen or boards and shall not exceed Six feet in height.

4. Not to make or permit to be made or burnt any bricks or tiles on the said piece of land and not to excavate clay or sand thereout except for the foundations or for use in the erection of buildings thereon or for the purpose of laying drains or levelling the site.

5. That the land or any building to be erected thereon shall not be used for the sale of ale beer wines spirits and other intoxicating liquors or for any club at which intoxicating liquors are sold or consumed.

6. Not to deposit any materials on the roads or footpaths adjacent to the premises nor move nor disturb the soil or surface thereof except for the purpose of laying gas water or drain pipes or subterranean conductors of electricity from the premises to the adjacent mains (if any) in which case the Purchaser shall forthwith make good the

roads and footpaths so disturbed and consolidate such repairs and the Purchaser shall also make good to the satisfaction of the Vendors when required any damage to the causeway or the kerbing or channelling thereof caused during building operations by carting or otherwise.

7. Not to construct or allow to be constructed any street or road over or through the land hereby conveyed other than a footpath.

8. Not to move destroy or damage any trees upon the estate without the consent in writing of the Vendors.

9. That no building or erection on the land hereby conveyed shall be used for the purpose of an advertisement hoarding or as a bill-posting station or otherwise for the display of advertisements posters advertising signs and the like."

H. M. LAND REGISTRY

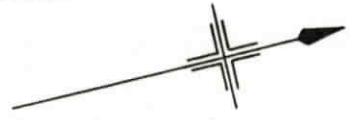
NATIONAL GRID PLAN
WARWICKSHIRE

SP3276

SECTION C

Scale 1/1250

COUNTY OF WEST MIDLANDS
COVENTRY DISTRICT



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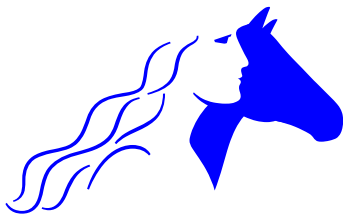
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Coventry City Council

LICENSING ACT 2003

LICENSING SUB-COMMITTEE

HEARING PROCEDURE NOTE

1. The Members of the Sub-committee will enter the hearing room.
2. The Chair will introduce the Members of the Sub-committee and its supporting officers (normally a legal adviser and a minute taker) and will ask each of the parties (and their representatives) to identify themselves.
3. The Chair will ask if the parties have received and understood the procedure note (and in particular that cross-examination by the parties is not allowed) and whether anyone present would like the procedure explained further?
4. The Chair will confirm any relevant further documents the licensing authority has received before the hearing and will be considering, and will ask the parties whether there are any other documents they now wish to present (subject to the other parties' consent) and their reasons for doing so.
5. The Chair will ask if any party wishes to call witnesses in support of their case and their reasons for doing so.
6. The Licensing Officer will give a brief description of the application, confirm whether all relevant application formalities have been complied with and where relevant, that the authority has notified the parties of any points that the authority wanted clarification on at the hearing?
7. The Chair will invite the applicant/licensee/review applicant (or representative) to present their case (maximum 20 minutes).
8. The Chair will invite Members of the Sub-committee to ask the applicant/licensee/review applicant (or representative) questions.
9. The Chair will invite each objector/review review respondent (or representative) to present their case (maximum 20 minutes each)
10. The Chair will invite Members of the Sub-committee to ask each objector/review respondent (or representative) questions.
11. The Chair will invite each objector/review respondent (or representative) to sum up their case and if they wish, to comment on anything said by any other party (maximum 10 minutes).
12. The Chair will invite the applicant/licensee/review applicant to sum up their case and if they wish, to comment on anything said by any other party (maximum 10 minutes).

*[13. The Members of the Sub-committee will retire with their supporting officers to make their decision.

14 The Members of the Sub-committee and their supporting officers will return to the hearing room and the Chair will invite the Committee Solicitor to inform the meeting of the decision made, any facts relied on, the reasons for the decision and any specific legal advice given.

15. The Sub-committee's decision will be confirmed in a written Notice of Determination that will be issued to all parties within 5 working days of the determination.

* Where permitted by the Act, the Chair may close the meeting at this point and re-convene the meeting in private at a later date for the Sub-committee to make its decision.



Coventry City Council

Licensing Act 2003

Briefing Note 1 – Hearing to Consider a Premises Licence Application

Background

A Premises Licence is required before any licensable activity can take place on any land, vehicle or vessel and where that activity will not be covered by a Club Premises Certificate or a Temporary Event Notice. The application can be made by a living individual aged 18+ or by a corporation. The application must include an "operating schedule" and a plan of the premises. If it is intended to supply alcohol from the premises, the application must specify a "Designated Premises Supervisor" who will be the person having day-to-day responsibility for the premises. The "Operating Schedule" states the kinds of licensable activities that will be taking place on the premises, the proposed times of opening and the steps proposed to promote the four licensing objectives. Premises Licences remain in force indefinitely unless a time-limited licence has been requested.

A hearing is required because "relevant representations" (i.e. relevant to the licensing objectives) have been made by a "responsible authority" (i.e. police, fire or local government agencies) or any other person or both.

Section 182 Guidance (Apr 2018)

Particular reference should be made to Parts 9 and 10.

Local Statement of Licensing Policy (2016)

Particular reference should be made to Parts 4, 5, 6, 7

Human Rights Act

The hearing procedure and the availability of a statutory right of appeal comply with the Article 6 requirement to provide a fair hearing when determining the applicant's and objectors' civil rights. A decision to grant a licence will only be regarded as infringing the Article 8 rights of local residents/businesses if any noise/disturbance likely to be caused is of an extreme nature. Given the police powers to close premises in these circumstances this is unlikely to be an issue at application stage.

The Sub-committee's powers

Having heard from the applicant and the other parties the sub-committee may:

- (a) grant the application; or
- (b) grant the application with additional or modified conditions; or
- (c) exclude one or more licensable activities from taking place on the premises; or
- (d) where the Police have objected to the proposed DPS, refuse to agree to the proposed "designated premises supervisor"; or
- (e) reject the application outright

Rights of Appeal

An aggrieved applicant can appeal to Coventry Magistrates' Court against any decision made by the sub-committee that falls within (b) – (e) above. An aggrieved objector can also appeal against the grant of an application.

Monitoring/Enforcement

If an application is approved, monitoring and enforcement of Premises Licence conditions will be carried out in accordance with the Licensing Enforcement Policy.