

## Lodge a representation for or against a premises licence application

Date submitted	05/10/2022
<b>Licence application details</b>	
Premises name	The Vane Arms Public House , Thorpe Thewles TS21
Applicant name, if known	Believed Ben Icke
<b>What is the premises address?</b>	
Building name and number	The Vane Arms PH
Street	High Street Thorpe Thewles
Town	Stockton On tees Borough
Postcode	TS21 3JU

<b>Reason for representation</b>	
Why are you completing the representation?	Object

<b>Who is making the representation</b>	
In what capacity are you applying?	Individual

<b>What are your contact details?</b>	
First name	██████
Last name	██████
Telephone number	██████████
Email address	████████████████████

<b>What is your address?</b>	
Street	██████████████████
	██████████████████
Town	██████████████████
Postcode	██████

<b>Representation grounds</b>	
Which of the licensing objectives does your representation refer to?	Prevention of public nuisance

<b>Objections</b>	
What do you object to?	The application being granted in its current form

<b>Reasons for representation</b>	
	I have read the current variation application submitted by the Vane Arms PH, Thorpe Thewles .I am aware of the consultation process and acknowledge that this ends on the 12th October 2022.

My concerns are against public nuisance with noise coming from the premises that can be heard clearly 100 m away where I reside .The Van Arms has extended a patio area with decking earlier this year and installed a music system ( Outside Speakers ) along the structures corners .This music clearly emits far outside the Vane arms premises which I objected to at a recent meeting of the Parish Council .This is clearly a breach of privacy to all properties bordering the Vane Arms, and noise from drinkers on that patio area .

The applicant wish's to

(1)- increase the licensed premises to an area including an \*outside area \*and conservatory .

(2) Increase opening hours to 1130 pm .

**Provide the grounds for the representation**

(1)I object profusely to item (1) as I believe this will add further noise to the annoyance of residents around and backing onto to Vane Arms .The current patio area was built without any consultation with any of the residents backing onto the public house and i believe with NO planning permission from SBC Planning .I have no objection that music is played at an elevated level inside the premises behind closed doors .This then would not effect residents and would seem a good compromise .

(2)I object to late opening till 1130 pm as feel that 11 pm is sufficient and not required .There are occasions especially on Saturday and Sundays where visitors to the pub double park dangerously on the high street blocking residents drives and at times in North Close; taking up residents parking . There is clearly insufficient parking at the front of the pub .This causes public nuisance to the village .

I however want to support local business in the village and often enjoy very good metals at the Vane Arms but object on point (1) and (2).

**Upload evidence**

Would you like to add an attachment?	No
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## Lodge a representation for or against a premises licence application

Date submitted	08/10/2022
<b>Licence application details</b>	
Premises name	Vane Arms - Thorpe Thewells
<b>What is the premises address?</b>	
Building name and number	Vane Arms Pub
Street	The Village Green, Thorpe Thewells
Town	Stockton-on-tees
Postcode	TS21 3JU

<b>Reason for representation</b>	
Why are you completing the representation?	Object

<b>Who is making the representation</b>	
In what capacity are you applying?	Individual

<b>What are your contact details?</b>	
First name	████████
Last name	████████
Telephone number	████████
Email address	████████████████████

<b>What is your address?</b>	
Street	████████████████
	████████████████
Town	████████████████
Postcode	████████

<b>Representation grounds</b>	
Which of the licensing objectives does your representation refer to?	Prevention of public nuisance

<b>Objections</b>	
What do you object to?	The application being granted in its current form

<b>Reasons for representation</b>	
	<p>When I purchased my property in June 2021 I was aware that the Vane Arms was situated behind my property but the building was to the far right and I couldn't see it from my property or from my garden. It was a quiet, village pub which attracted clients who visited to enjoy good food and a couple of drinks.</p>

**Provide the grounds for the representation**

To my horror, the pub extended its beer garden so that it was directly behind my fence, there was no prior consultation or discussion. They not only extended the decking but also raised it so that clients could see directly into my kitchen and the back of my property. Music started to be played all day and throughout the evening, I work from home and the noise was so loud that it could be heard on the the zoom meetings even hen all windows and doors were closed on hot days. I took a video and actually showed it to Ben (director of pub) and other villagers at a meeting, even Ben said he was shocked at how loud the music was.

Due to the extent that the beer garden was extended, I found that clients of the pub would be sat drinking and were now able to look up directly into my bedroom. The client base appeared to have changed and on numerous occasions (most weekends), clients were obviously inebriated, shouting, using foul language and looking up directly into my bedroom and waving or making lewd gestures.

This obviously felt like a huge invasion of my privacy, it made me feel extremely uncomfortable and vulnerable and forced me to purchase covering for my windows which sadly blocked the light but prevented people looking directly into my home. If I had known that the pub were going to extend the beer garden I would never have purchased my property. I have lost a lot of sleep over the situation and have found it extremely distressing.

Children are also left to play unsupervised, on several occasions they have climbed over my fence to collect footballs, on one occasion a football broke a pot. On 3 occasions the pub erected (without prior notice) a bouncy castle directly behind my fence and not only children but adults were playing on it and looking directly into my bedroom.

I understand that businesses need to be viable and I have no objection to special events occasionally to increase revenue, however, as I explained to Ben, this is my home and that is only his business. His priorities are obviously very different to mine but I feel that I should be able to relax and work if necessary in my own home without the intrusion of people looking at me (especially when they have been drinking and I have a young daughter living with me).

I strongly object to the proposed increase in the licensable area which includes the construction of a conservatory and an increase in the outside area.

I am shocked that the pub would even consider this when residents have clearly shared to the director how the previous increased decking negatively impacted on our quality of lives.

I believe this demonstrates the pub's lack of understanding of what a "village pub" should be. It should be part of the community with reciprocal respect. I think the plans would continue to encourage clientele whose main objective is to drink to excess and become rowdy, disregarding locals right to be able to enjoy being in their own homes.

I also object to children being allowed outside until 11.30pm, as previously the pub have demonstrated that they are unable to "police" the adequate supervision of children by parents and children are running and screaming until late at night.

<b>Upload evidence</b>	
<b>Would you like to add an attachment?</b>	No

## Lodge a representation for or against a premises licence application

Date submitted	09/10/2022
Licence application details	
Premises name	The Vane Arms
Applicant name, if known	Ben Icke
What is the premises address?	
Building name and number	The Vane Arms
Street	Durham Road
Town	Thorpe Thewles
Postcode	TS21 3JU

Reason for representation	
Why are you completing the representation?	Object

Who is making the representation	
In what capacity are you applying?	Individual

What are your contact details?	
First name	████
Last name	████████
Telephone number	██████████
Email address	████████████████████

What is your address?	
Street	████████████████
	████████████████
Town	████████████████
Postcode	██████

Representation grounds	
Which of the licensing objectives does your representation refer to?	Prevention of public nuisance

Objections	
What do you object to?	The application being granted in its current form

Reasons for representation	
	Over the past year We have been subject to frequent excessive and constant noise (all hours the pub is open) outside the licensed premises and audible within our own house and garden due to music being played on exterior speakers

in contravention of their current licence, this has been reported to stockton-on-tees council and investigated by environmental health. The music has been played at such volume that we had to talk in raised voices in our own garden to be heard over the music, the music was also audible within our own house which disturbed our children sleeping in the evening. In addition to this customers of the licensed premises frequently make excessive noise in the beer garden which disturbs the enjoyment of our own garden, the topics of conversation are clearly audible in our garden and not suitable to be heard by our children playing in our garden (foul language and lewd subject matter) which means we have to stop our children from playing in the garden.

The current licence does not cover usage of the field behind the pub and the raised decked area which was installed last year without planning consent or consultation with neighbouring residents. This decking is next to our garden and has over the past year been used by pub patrons in contravention of the current licence causing the problems outlined in the previous paragraph. I am concerned that if the current licensable area is extended to include this raised decked area then the problems with noise and antisocial behaviour we have experienced will continue. Before this decking was constructed we had no problems with excessive noise and antisocial behaviour because that area did not have seating where patrons consumed food and drink and was not used for licensable activities.

**Provide the grounds for the representation**

I disagree with extension to the licensable area because its use has already brought about the problems outlined above which are not appropriate for the residential setting of the licensed premises and cause disturbance for both myself and other residents. It is unclear from the application summary if the current condition will remain stipulating that no music should be audible from outside the premises (i.e. indoor music only with doors and windows shut), however I would also like to see that licence condition remain in place so that effective control of the use of music can be retained.

The applicant held a meeting with local residents recently where he undertook to cease all playing of music outside the premises on a permanent basis. I would like to see this undertaking reflected in the licence application. He also undertook to remove seating from close to neighbouring residents boundary fences to reduce the noise they are subject to, whilst some seating has been moved I would like to see this reflected in the plan of the licensable area (i.e. the area does not extend to the boundary of the property). I would also like to see the decking area modified so that it is moved further away from neighbours boundary fences as the raised height of the decking has caused problems with privacy, in addition to the extra noise from customers.

In summary I don't think the licence should be altered to reflect the recent operating practices of the licensed premises because it has already been shown that such proposed practices have caused distress and disruption to residents and complaints to environmental health and the planning department. Furthermore as the premises has been operating in deliberate and flagrant contravention of its licence for a considerable period of time I think consideration should be given to more frequent inspection by the local authority to confirm adherence to extant licensing conditions and the suitability of the licensor to stay within the conditions of their licence.

**Upload evidence**

<b>Would you like to add an attachment?</b>	No
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## Lodge a representation for or against a premises licence application

Date submitted	09/10/2022
Licence application details	
Premises name	The Vane Arms
What is the premises address?	
Building name and number	The Vane Arms
Street	Durham Road
Town	Thorpe Thewles
Postcode	TS21 3JU

Reason for representation	
Why are you completing the representation?	Object

Who is making the representation	
In what capacity are you applying?	Individual

What are your contact details?	
First name	[REDACTED]
Last name	[REDACTED]
Telephone number	[REDACTED]
Email address	[REDACTED]

What is your address?	
Street	[REDACTED]
	[REDACTED]
Town	[REDACTED]
Postcode	[REDACTED]

Representation grounds	
Which of the licensing objectives does your representation refer to?	Prevention of crime and disorder,Prevention of public nuisance, Protection of children from harm

Objections	
What do you object to?	The application being granted in its current form

Reasons for representation	
	Background information: I have lived in Hamilton Court, Thorpe Thewles since 2002 and have never needed to complain about the Vane Arms until the latest owners took over the

pub. They extended the building curtelage and constructed a permanent beer garden without applying for planning permission, increasing the capacity from around 40 to over 100 customers. Thus neighbours did not have the opportunity to raise objections. Over last summer I state the behaviour of Vane Arms customers had a massive negative impact on my personal lifestyle. I could not enjoy my garden which overlooks the Vane Arms garden due to disturbing noisy behaviour from the pub customers, screaming children, football, shouting and unruly behaviour from the beer garden. I appreciate that the pub proposes to ban ball games and will not play music outside, which will reduce some of the offensive behaviour but not eliminate it.

I hope the pub can continue to operate, but remind Licensing that your own Vision Statement promotes and encourages well managed, neighbour friendly licence premises, which operate safely and orderly, minimising the risk of alcohol related harm whilst ensuring local residents enjoy a good quality of life. I do not believe this pub complies with the vision statement aims, needing to improve their behaviour and respect their neighbours. I do not believe they should be granted any licence concessions until they have proved they can control the behaviour of their customers.

To extend the hours for supply of alcohol on and off the premises/ to increase the opening times to 11:30 pm:

I do not believe the opening hours should be increased, particularly the late opening. In summer months when the beer garden is in use, I believe later closing would increase the likelihood of excessive drinking, shouting, swearing, disorderly behaviour, shouting and arguing between customers leaving the premises, etc. This occurred routinely last summer, with several instances reported to the Vane management and Stockton Council Environmental Health department. The Vane Arms management were not able to control the behaviour of their customers.

Increased licensable area and new planning including conservatory and outside area:

Since the building extensions including the permanent beer garden were constructed during the cover shutdown period without planning permission I believe it is inappropriate to licence these illegal areas. The beer garden in particular was a major source of noisy and disruptive behaviour impacting on local residents. I believe the beer garden is too big and inappropriate due to close proximity to overlooking and adjacent residential properties. Many complaints were raised with the pub management and Stockton Environmental Health with little or no improvement apparent to me.

An obvious consequence of increasing the number of pub customers is an increase in cars needing place to park. The pub has 15 car parking spaces. If there are over 100 customers with many driving into the village the number of vehicles is obviously far greater than 15. The village already has a car parking problem - too many vehicles with too few available parking spaces. This situation has been made significantly worse with the pub customers cars parking on pavements, drop down kerbs, on corners, on junctions, etc thus further disrupting villagers lifestyles whilst also being dangerous to other road users.

Remove the Protection of Children from Harm condition, "Children will not be allowed in the pub after 7pm unless they are dining and accompanied by an adult".

I believe this condition was included in the current licence for good reason and should be retained not removed, Responsible parents and the Vane Arms management should ensure that customers children are supervised and not disruptive to others. As stated above, this was not apparent last summer. There was an instance where a child riding around the car park and public roads on an electric scooter narrowly avoided being hit by a vehicle. When the parent was informed he was extremely aggressive and verbally assaulted a resident. The police were informed who advised this was an assault and a charge of public disorder was being pursued. We are awaiting the outcome of the police investigation. Parental or pub management supervision was not evident during last summer when I was most certainly not able to enjoy a good quality of life.

**Provide the grounds for the representation**

**Upload evidence**

**Would you like to add an attachment?** No



## Lodge a representation for or against a premises licence application

Date submitted	09/10/2022
<b>Licence application details</b>	
Premises name	The Vane Arms
<b>What is the premises address?</b>	
Building name and number	The Vane Arms
Street	Durham Road
Town	Thorpe Thewles
Postcode	TS21 3JU

<b>Reason for representation</b>	
Why are you completing the representation?	Object

<b>Who is making the representation</b>	
In what capacity are you applying?	Individual

<b>What are your contact details?</b>	
First name	██████
Last name	██████
Telephone number	██████████
Email address	████████████████████

<b>What is your address?</b>	
Street	██████████████████
	██████████████████
Town	██████████████████
Postcode	████████

<b>Representation grounds</b>	
Which of the licensing objectives does your representation refer to?	Prevention of crime and disorder,Prevention of public nuisance, Protection of children from harm

<b>Objections</b>	
What do you object to?	The application being granted in its current form

<b>Reasons for representation</b>	
	To increase the opening times to 11:30pm. I believe extending the late opening times could result in further disruptive behaviour by intoxicated customers. The existing 11pm closing time is

adequate. Customers have demonstrated during last summer that they do not supervise their children running riot in the garden. Noise from the beer garden was also very disruptive with music playing, customers shouting, swearing, and being generally rowdy. This was clearly a public nuisance which would be made worse if opening hours were extended. I believe the beer garden should be closed no later than 10pm with customers moved indoors. Children should not be allowed in the pub after 7pm unless they are dining and are accompanied by an adult in accordance with the current licence.

**Provide the grounds for the representation**

Increased Licensable area:.

I believe the permanent beer garden is too close to existing residential properties. It is too large with space for too many customers. It was constructed without planning permission so I had no opportunity to raise objections. Surely it should not be licensed until it receives planning approval?

Remove Protection of children from harm condition - children will not be allowed in the pub after 7pm unless they are dining and accompanied by an adult.

This is a fair and reasonable condition for younger children. I can see there is a case for older children (teenagers?) to be allowed to stay in the pub until later. However, some parents and the Vane Arms management have demonstrated that they are unwilling/ unable to supervise/ control children whilst on the premises, regularly causing disturbance and public disorder to local residents. The disrespectful behaviour of Vane customers have regularly impacted negatively on my quality of life.

The licence application does not acknowledge or address this unacceptable behaviour so should be rejected.

**Upload evidence**

<b>Would you like to add an attachment?</b>	No
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## Lodge a representation for or against a premises licence application

Date submitted	10/10/2022
<b>Licence application details</b>	
Premises name	The Vane Arms
<b>What is the premises address?</b>	
Building name and number	The Vane Arm
Street	Durham Road
Town	Thorpe Thewles
Postcode	TS23 3JU

<b>Reason for representation</b>	
Why are you completing the representation?	Object

<b>Who is making the representation</b>	
In what capacity are you applying?	Individual

<b>What are your contact details?</b>	
First name	██████████
Last name	██████
Telephone number	██████████
Email address	████████████████████

<b>What is your address?</b>	
Street	██████████████████
	██████████████████
Town	██████████████████
Postcode	██████████

<b>Representation grounds</b>	
Which of the licensing objectives does your representation refer to?	Prevention of crime and disorder,Prevention of public nuisance, Protection of children from harm,Public safety

<b>Objections</b>	
What do you object to?	The application being granted at all

<b>Reasons for representation</b>	
	The Vane Arms proposes to increase the licensable area to include a conservatory and outside area including raised decked area. The Vane Arms is a Grade 2 listed building , no planning permission has been sought or approved

for these renovations. Therefore SBC licensing dept. surely cannot approve changes for an illegal development!!

The Vane Arms is already operating within these illegal developments and the lack of sufficient parking is causing issues within the village with cars being parked illegally near junctions, on bends, on pavements, even abandoned overnight (I believe one car to have been abandoned on a bend on Durham Rd for at least 48hrs). The Vane Arms carpark has space for 15 cars, this is the same number as when the pub had approx. 40 covers, it now has the potential for well over a 100 covers.

The Vane proposes to remove the Protection of Children from Harm condition "Children will not be allowed in the pub after 7pm unless they are dining and accompanied by an adult". I feel this should not be removed, and is necessary to protect children. During the previous summer months we have witnessed young children in the beer garden after 7pm sometimes after 10pm, with no apparent supervision & not eating. Parents appeared to be either sitting indoors or too far away to properly supervise their children.

I also feel that the removal of this condition will encourage underage drinking when it would be possible for a group of teenagers to enter the pub without parents or responsible adults. This would put an unnecessary strain on bar staff to 'police' such groups to ensure no underage drinking is occurring

I have no objection to the Vane operating from 10 am to serve breakfast but do not think it is necessary to serve alcohol until 11pm thus altering the closing time, as later drinking hours inevitably increase the chances of antisocial behaviour/causing public nuisance. The Vane is situated in the centre of the rural village of Thorpe Thewles. It is in very close proximity to 15 adjoining properties, most sharing garden boundaries. The recent past summers under the new ownership of The Vane we were beguiled with problems arising from unsupervised children including playing football in the beer garden resulting in balls kicked against our fences, balls kicked over our fences damaging plants, pots etc and later in the evenings intoxicated adults also kicking balls. After recent discussions between neighbours and Ben Icke he assured us there would be no ball games in the future in the beer garden. I am pleased to note that he has included this in the new proposed licensing conditions.

**Provide the grounds for the representation**

**Upload evidence**

**Would you like to add an attachment?** No

## Lodge a representation for or against a premises licence application

Date submitted	11/10/2022
<b>Licence application details</b>	
Premises name	Vane Arms,Durham Road,Thorpe Thewles, Stockton on Tees
<b>What is the premises address?</b>	
Building name and number	Vane Arms
Street	Durham Road
Town	Thorpe Thewles
Postcode	TS21 3JU

<b>Reason for representation</b>	
Why are you completing the representation?	Object

<b>Who is making the representation</b>	
In what capacity are you applying?	Individual

<b>What are your contact details?</b>	
First name	██████████
Last name	██████
Telephone number	██████████
Email address	████████████████████

<b>What is your address?</b>	
Street	██████████████████
	██████████████████
Town	██████████████████
Postcode	██████████

<b>Representation grounds</b>	
Which of the licensing objectives does your representation refer to?	Prevention of crime and disorder,Prevention of public nuisance, Protection of children from harm,Public safety

<b>Objections</b>	
What do you object to?	The application being granted at all

<b>Reasons for representation</b>	
	1. The new application means that the public house will be open for long hours throughout the day and during the evening - up to 2am on New Years Eve. There are already reports of noise and nuisance from customers using the patio and

**Provide the grounds for the representation**

grass area at the rear of the public house. The outside area is surrounded on two sides by residential houses and there have been complaints regarding the noise with the present licence hours. I do believe that there has been alterations to cater for more customers without seeking planning permission. Additionally there have been reports of children and youths playing football / games in the rear area where footballs have been kicked over the house fence and unpleasant language has been heard.

2. Noise in a small village such as Thorpe Thewles will be experienced by a large number of residents given that the public house is located in the village centre with houses nearby. Personally I have already experienced public nuisance from the number of vehicles parked on Durham Road especially near to the double junction near the bus shelter. Four vehicles usually park in this area obstructing the view of the road when the small pub car park is full. As a motorist this is dangerous as you cannot see vehicles coming past these parked cars from Middle Bank until you are in the centre of the road. As a disabled pedestrian I have experienced vehicles near the pub parked on the pavement where drop down kerbs are situated. The vehicles do not allow me to pass or use the drop down kerbs.

3. If parents take children to the public house who will supervise them. There has been an incident where a child was nearly knocked over when they pulled out of the pub car park on an electric scooter nearly colliding with a car being driven by a local person. I believe this resulted in a verbal confrontation with parents who were in the pub.

Personally there are times when I would like to enjoy a meal out when I know that children will not be present.

**Upload evidence**

<b>Would you like to add an attachment?</b>	No
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## Lodge a representation for or against a premises licence application

Date submitted	11/10/2022
<b>Licence application details</b>	
Premises name	The Vane Arms
<b>What is the premises address?</b>	
Building name and number	The Vane Arms
Street	The Village Green
Town	Thorpe Thewles
Postcode	TS21 3JU

<b>Reason for representation</b>	
Why are you completing the representation?	Object

<b>Who is making the representation</b>	
In what capacity are you applying?	Individual

<b>What are your contact details?</b>	
First name	██████████
Last name	██
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Street	████████████████████
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<b>Representation grounds</b>	
Which of the licensing objectives does your representation refer to?	Prevention of public nuisance,Protection of children from harm,Public safety

<b>Objections</b>	
What do you object to?	The application being granted in its current form

<b>Reasons for representation</b>	
Provide the grounds for the representation	I have hi-lighted to Kirsty Wannop at Stockton Council and the Police, actions where children have been put at risk at acts of vandalism.

**Upload evidence**

Would you like to add an attachment? No



## Lodge a representation for or against a premises licence application

Date submitted	11/10/2022
<b>Licence application details</b>	
Premises name	The Vane Arms
Applicant name, if known	Benjamin Icke
<b>What is the premises address?</b>	
Building name and number	The Vane Arms
Street	Durham Road
Town	Thorpe Thewles
Postcode	TS21 3JU

<b>Reason for representation</b>	
Why are you completing the representation?	Object

<b>Who is making the representation</b>	
In what capacity are you applying?	Parish Council MP

<b>What are your contact details?</b>	
Organisation's name, if known	[REDACTED]
First name	[REDACTED]
Last name	[REDACTED]
Telephone number	[REDACTED]
Email address	[REDACTED]

<b>What is your address?</b>	
Street	[REDACTED]
	[REDACTED]
Town	[REDACTED]
Postcode	[REDACTED]

<b>Representing residents and/or businesses</b>	
Who are you representing?	Grindon and Thorpe Thewles Parish Council is a first tier local authority representing the villagers of Thorpe Thewles

<b>Representation grounds</b>	
Which of the licensing objectives does your representation refer to?	Prevention of public nuisance, Protection of children from harm

<b>Objections</b>
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<b>What do you object to?</b>	The application being granted in its current form
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**Reasons for representation**

**Provide the grounds for the representation**

Parish Councillors are deeply concerned that removing the condition for the protection of children from harm - specifically "children must not be allowed in the pub after 7.00pm, unless they are dining and accompanied by an adult", would be seriously detrimental to the mental and physical well-being of children, who should not be exposed to adults under the influence of alcohol. We therefore recommend this condition be retained.

Whilst the publican is not responsible for the actions of his customers and/or staff, when outside the premises, the noise created by people leaving the pub late at night is detrimental to the peace of the neighbours, with shouting, car doors slamming, wheels spinning and engines revving, residents who need to be at work the following morning find themselves unable to rest. We therefore strongly object to the extension of opening hours to 11.30 pm Monday to Saturday. We do not object to the earlier opening hours.

Councillors are very concerned at the considerable expansion of the licensed area requested for this Grade 2 Listed building; this includes a Conservatory, a Beer Garden and barn conversion - for none of which was planning permission sought. Whilst we do not object to the Conservatory or the barn, the outside area, which has a raised decking 500mm higher than ground level and overlooks the neighbouring dwellings, is considered unacceptable due to the noise generated by drinkers using this, and the fact they can look directly into neighbours' bedrooms. Residents tell us that throughout the summer months, the noise from the beer garden, from children and adults alike, was appalling, with no evidence of responsible management by the publican.

We are pleased to see the applicant has agreed to keep music to the interior of the pub only, and has promised to ensure drinkers leave the outside area by 10.00pm and, we understand, banned ball games from the garden, this will do little to mitigate the noise unless the beer garden seating area is curtailed.

A further issue is that many customers park without consideration for neighbours who need to access their drives/garages, for residents in wheelchairs or who have baby buggies, who need to use dropped kerbs to get around the village or who illegally park near junctions, causing severe problems for drivers using the roads. This, whilst not necessarily within the applicant's control, is a public nuisance. The expansion of the licensable area will only increase the numbers of such vehicles.

**Upload evidence**

<b>Would you like to add an attachment?</b>	No
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## Lodge a representation for or against a premises licence application

Date submitted	12/10/2022
<b>Licence application details</b>	
Premises name	The Vane Arms
Applicant name, if known	The Vane Arms
<b>What is the premises address?</b>	
Building name and number	The Vane Arms
Street	Durham Road
Town	Thorpe Thewles
Postcode	TS21 3JU

<b>Reason for representation</b>	
Why are you completing the representation?	Object

<b>Who is making the representation</b>	
In what capacity are you applying?	Individual

<b>What are your contact details?</b>	
First name	████
Last name	██████
Telephone number	██████████
Email address	████████████████████

<b>What is your address?</b>	
Street	██████████████████
	██████████████████
Town	██████████████████
Postcode	██████

<b>Representation grounds</b>	
Which of the licensing objectives does your representation refer to?	Prevention of public nuisance

<b>Objections</b>	
What do you object to?	The application being granted in its current form

<b>Reasons for representation</b>	
	Having only been a resident of Thorpe Thewles since January 2022, I do not have the benefit of fully understanding the operation of the Vane Arms, with a historical perspective. I do back onto the beer garden (and although some

screening / acoustic dampening is provided by the hedging), we can hear a loud social scene and there are times when foul language carries to our rear garden. Whilst I personally do not like to hear the swearing, it is more concerning, as we have a young family.

In summary the music and outlandish behaviour does impact the lives of local residents. The Vane Arms cannot escape the fact that its rear beer garden has expanded onto acquired land, previously dormant for decades. Thus due care and attention was/is required to make sure it falls within planning laws and is sympathetic to local people - a tough balancing act for Ben (the manager /Director).

**Provide the grounds for the representation**

As I mentioned I have children myself, so I understand that they will want to play, shout... be children, which is nice and many residents support this (like it). Approaching this from another perspective, I can see how it could spoil a relaxing summer afternoon/evening for many residents, some having been local for over 20 years - their quality of life, should be respected, in my opinion.

I feel confident that if the issues can be curbed, then policed, alongside regular reviews, the venue can be enjoyed by all, residents and non residents... as far I can see, the Vane Arms is very much part of Thorpe Thewles too.

**Upload evidence**

<b>Would you like to add an attachment?</b>	No
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## Lodge a representation for or against a premises licence application

Date submitted	12/10/2022
<b>Licence application details</b>	
Premises name	vane arms
Applicant name, if known	Ben Icke
<b>What is the premises address?</b>	
Building name and number	vane arms
Street	durham road
Town	thorpe thewles
Postcode	TS21 3JU

<b>Reason for representation</b>	
Why are you completing the representation?	Object

<b>Who is making the representation</b>	
In what capacity are you applying?	Individual

<b>What are your contact details?</b>	
First name	██████
Last name	██████
Telephone number	██████████
Email address	██████████████████

<b>What is your address?</b>	
Street	██████████████████
	██████████████████
Town	██████████████████
Postcode	██████

<b>Representation grounds</b>	
Which of the licensing objectives does your representation refer to?	Prevention of public nuisance, Protection of children from harm

<b>Objections</b>	
What do you object to?	The application being granted in its current form

<b>Reasons for representation</b>	
	Prevention of public nuisance. Application includes increasing the licence to providing alcohol and live and

**Provide the grounds for the representation**

recorded music up to 11pm Monday to Saturday which is covering the outdoor areas. This would be disruptive to the local surrounding dwellings with loud music and talking on the decking area and grassed field at the back and also the seating area at the front. This needs to be limited to the indoor areas only unless it is a special occasion (ie occurs on 12 occasions a year). No problem to the areas been used up to 10pm at night for drinking and dining purposes.

Protection of children from harm.  
Application to allow children to remain in the premises after 7pm as long as they are dining and accompanied by an adult. This is proposed to be until 11pm - food service normally stops around 9 to 9.30pm therefore no need for the children to stay until 11pm.  
The licence again is to included the outdoor areas which is poorly lit and therefore children under 14 yrs old may not be adequately supervised by a "responsible" adult late at night.  
Again the noise from children playing in the field and out the front of the premises may cause disturbance to the neighbors.  
I would like to see that children if playing outside are able to with quiet games until dusk when they should be then brought indoors to be with the responsible adult in charge of them.

**Upload evidence**

<b>Would you like to add an attachment?</b>	No
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## Lodge a representation for or against a premises licence application

Date submitted	12/10/2022
<b>Licence application details</b>	
Premises name	Vane Arms
<b>What is the premises address?</b>	
Building name and number	The Vane Arms
Street	Durham Road, Thorpe Thewles
Town	Stockton on Tees
Postcode	TS21 3JU

<b>Reason for representation</b>	
Why are you completing the representation?	Object

<b>Who is making the representation</b>	
In what capacity are you applying?	Individual

<b>What are your contact details?</b>	
First name	██████
Last name	██████
Telephone number	██████████
Email address	████████████████████

<b>What is your address?</b>	
Street	██████████████████
	██████████████████
Town	██████████████████
Postcode	██████

<b>Representation grounds</b>	
Which of the licensing objectives does your representation refer to?	Prevention of crime and disorder,Prevention of public nuisance, Protection of children from harm,Public safety

<b>Objections</b>	
What do you object to?	The application being granted in its current form

<b>Reasons for representation</b>	
	The Vane Arms seeks to make a major variation to the current license for the premises. The areas which contribute to the necessity for this variation namely - the Conservatory, Private Dining Room and small (in the opinion of

the Licensee) outside decking area have been unlawfully developed - No Planning Permission sought or approved. That in itself should be sufficient to decline the application until such time as Planning permission has been approved/declined and the Vane Arms has achieved lawful status.

The above aside, I submit my objection to the major variation on the following grounds:

1) Proposal to extend the hours for the supply of alcohol on and off the premises:

There is no Off License Premise attached to the building so I am unclear as to how they propose to sell alcohol off the premises. Time of increase is 10:00 until 23:00

- Increasing the drinking time of alcohol has the potential to increase the risk of crime and disorder, nuisance behaviour and safety of the public, resulting from the excess consumption of alcohol leading to altered behaviour of adults both young and old. The extension of drinking time may lead to an increase in drink driving thus endangering life. Already the number of vehicles which park illegally, in order for their occupiers to visit the Vane Arms, is a major cause of concern in the village. The Vane has parking for 14 /15 vehicles max yet on occasions there at least 20 additional cars on the main road through the village. The unlawful changes to the building have by default caused an overload of parked vehicles. Additionally, encouraging such long drinking times could have a serious impact on the psychological well-being of children, and does not meet the duty of safeguarding of children and young people from "physical, psychological and moral harm"

2) Proposal to increase opening time from 10:00 to 23:30. Same pointers as above as well as this extension to 23:00 encroaches into Night Time Hours 23:00 - 07:00 a time when quiet is expected. Notices asking people to leave quietly are unlikely to have an effect on the noise and behaviour of people leaving the establishment, particularly if they are inebriated. It has the potential to create public disorder which may then lead to residents calling the police.

3) Proposal to increase licensable area and new plan including conservatory and outside area. This is the unlawful development of the premises which have already resulted in nuisance through the rowdy behaviour of many adults disturbing the peace of the neighbours; through children not being supervised adequately by their parents; and through the excessive increase in cars parking illegally within the village.

4) Proposal removal of condition that children will not be allowed in the pub after 19:00 unless accompanied by an adult. Safeguarding of children is essential and there needs to be a condition that protects children from potential physical, psychological and moral harm as regulated by the Safeguarding Act 2005. The 19:00 restriction is tight, and the restriction would be best for 21:00 unless having a family meal which was ordered prior to 21:00. Children should not be permitted to stay on the premises until closing time, this is beyond reasonable and potentially harmful to children. Furthermore, children should always be supervised as per the Licensing Act 2003, it is not the remit of the staff to supervise children.

**Provide the grounds for the representation**

<b>Upload evidence</b>	
<b>Would you like to add an attachment?</b>	No