

From: [Leanne Maloney-Kelly](#)
To: [Sarah Whaley](#); [REDACTED]
Cc: [Kirsty Wannop](#)
Subject: RE: Additional information for the Statutory Licensing Sub Committee
Date: 02 November 2022 09:06:45
Attachments: [image003.png](#)

This document was classified as: OFFICIAL

Hello [REDACTED]

The additional information was submitted by the applicants legal representative as documents he will rely on when he presenting his case, as is permitted.

As the guidance permits you can respond to this and submit any further information to be circulated before the meeting.

I cannot comment on what [REDACTED] said at the meeting re: advertising the application on village notice boards, but can confirm the application was advertised inline with the Licensing Act, a blue notice at the premises.

Regards

Leanne Maloney-Kelly
Team Leader - Licensing
Stockton-on-Tees Borough Council

Telephone: 01642 526566 | Mobile: [07384797728](tel:07384797728) | Email: leanne.maloney-kelly@stockton.gov.uk | Web: www.stockton.gov.uk

From: Sarah Whaley <Sarah.Whaley@stockton.gov.uk>
Sent: 02 November 2022 06:19
To: [REDACTED]
Subject: RE: Additional information for the Statutory Licensing Sub Committee

This document was classified as: OFFICIAL

Hi [REDACTED]

I have forwarded your e mail to the Licensing Service to enable them to respond to you.

Regarding your previous e mail I will distribute the arial pictures you have provided to all interested parties for consideration prior to Mondays meeting.

Thank you for informing me of the residents who will be attending the meeting.

Please note that although this is a public meeting only those members of the public that have made a representation within the consultation period may speak at the hearing.

Regards
Sarah

Sarah Whaley
Governance Officer
Stockton-on-Tees Borough Council

Telephone: 01642 528686 | Email: sarah.whaley@stockton.gov.uk | Web: www.stockton.gov.uk

From: [REDACTED]
Sent: 01 November 2022 19:11
To: Sarah Whaley <Sarah.Whaley@stockton.gov.uk>
Subject: Additional information for the Statutory Licensing Sub Committee

Good evening Sarah

I have read the latest two documents supporting the Vane Arms licensing application. For information can you please advise how and when they were submitted? I feel I need to respond to these latest documents as they are so contentious and you need to be aware of their inaccuracies.

Both documents state that the writers attended a meeting on 13 September with [REDACTED] and a number of other residents. They state that all residents concerns were addressed and seemingly resolved at the meeting/ there were no concerns at the close of the meeting. This was not the case, please see the attached notes taken at the meeting which were distributed to all attendees. I received no comments advising that the notes had been recorded inaccurately.

Item 8 clearly states that residents concerns re the decked beer garden remain.

Item 10 clearly states that we had no objection to the early opening but no mention was made re late opening.

Item 11 clearly states we were not happy with removing the Protection of children from harm condition.

Residents are then accused of going back on their word and further accused of being very dishonest and unfair. I object most strongly to these accusations and trust you will treat these inflammatory and derogatory documents with the respect/ contempt they deserve.

Residents are also accused of doing everything possible to damage the pub and see it fail. This is nonsense as we would all like to see the pub to succeed but within the parameters of the vision statement of SBC licensing department, which is : a well managed, respectful and neighbour friendly licensed premises which operates safely and orderly, minimising the risk of alcohol related harm whilst ensuring local residents can enjoy a good quality of life.

Residents comments have been constructive which we believe could result in ourselves and the Vane enjoying a good relationship for mutual benefit. Most issues have arisen from behaviour in the beer garden, in the field and car parking. There are few issues arising from activities/ behaviour within the pub building.

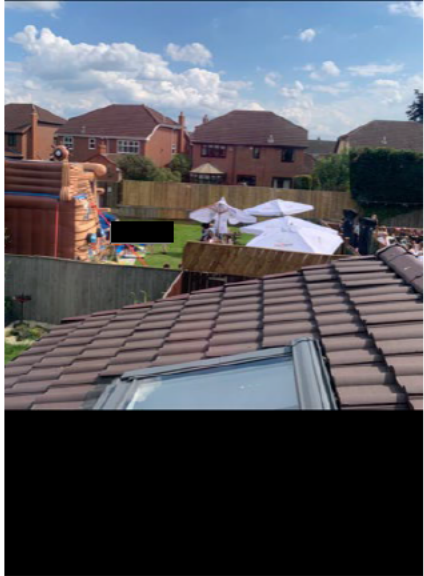
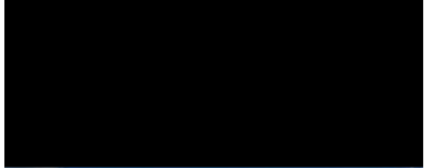
I trust this explains our position and SBC Licensing will take our concerns into account.

Incidentally in item 12 [REDACTED] was requested to post his licence application on the village notice boards. He did not do this, so many villagers were not aware of the proposed licence changes.

I have been asked by a [REDACTED] resident to submit the attached photos showing that she can clearly see pub clients on the decked beer garden (if she can see them they can see her!) and also how close the Vane erected two bouncy castles (on different occasions) to her fence without prior consultation . This is in response to the photo showing [REDACTED] stood in front of her garden fence. They also show how close neighbouring properties are to the beer garden and field. We feel that any noisy and unruly behaviour would have a severely detrimental impact on such properties and the beer garden location is wholly inappropriate.

Regards





Sent from my iPhone

Discussion in the Parish Hall re the Vane Arms, as requested by [REDACTED] (Co-Director of the Vane Arms.)

Date; 13 September, 18h30.

Attendees:

[REDACTED]
[REDACTED]

All attendees introduced themselves together with their address.

This was a follow up meeting to update residents regarding the Vane Arms proposals to change their Licence. The licence was issued in 2014, with only minor amendment in 2019.

1. Noise remains the residents major issue. Following discussion, [REDACTED] agreed to ban all ball games in the field and stop all outdoor music being played.
2. [REDACTED] apologised for any inconvenience caused by the Vane in the past and assured the residents that things will change in the future. He wants to improve relationships with the villagers and to develop mutual trust. It was agreed that open communication was essential in this regard.
3. The adjacent SBC football pitch/ playpark remains available for customer use.
4. [REDACTED] advised his licence permitted the Vane to host up to 10 special events per year. He agreed to publicise such events & involve residents prior to each event.
5. Complaints from residents re customers behaviour & staff leaving the Vane had not been followed up in the past.
[REDACTED] assures the new manager [REDACTED] and his team will be responsive to any future complaints and will "police" the behaviour of customers to ensure disturbing noise & behaviour is prohibited.
6. [REDACTED] will install additional signs this week requesting clients to be respectful to neighbours when arriving, whilst at the Vane and when leaving the premises.
7. A suggestion was made that the benches currently located close to neighbours fences in the field could be distributed away from the fences in an attempt to reduce disturbing noise.
[REDACTED] will consider this.
8. Residents were concerned that the decked beer garden remained a problem. The decking is advised to be more than 500mm above the field level. Customers seated on the decking can look down into residents ground floor rooms and into bedrooms, causing major privacy issues. Residents would prefer the decking to be removed and any beer garden moved closer to the Vane main building, which would reduce noise disturbance and privacy issues.
9. [REDACTED] advises Stockton Borough Council Planning, Environmental Health & Licensing departments are investigating all residents complaints and will issue their reports in the next few weeks.

10. [REDACTED] proposes to apply to change the licence conditions - to open for breakfast from 10 am and to include the sale of alcohol accordingly. No objections from the residents.
11. [REDACTED] wants to remove the requirement for children to leave the premises after 7pm. A child is defined as up to 18 years old and it was agreed this was an unreasonable condition. Residents had no objections to children remaining in the Vane under supervision but were not comfortable with younger children being allowed to remain in the Vane until closing time and potentially causing disturbance in the field. [REDACTED] will consider this but assured the meeting that his team would police the behaviour of children to ensure there was no unruly behaviour or disturbing noise.
12. [REDACTED] will post his licence application in the Vane and advertise in a local newspaper. It was suggested he also posts copies on the village notice boards. Residents can comment as necessary thus influencing the application outcome.
13. He will maintain future communication with residents via adverts, flyers and attending the monthly Parish Council meeting as necessary.

[REDACTED]
[REDACTED]

[REDACTED] was requested to review & comment on the above meeting notes prior to their issue. His comments are as follows:

Point 3. [REDACTED] discussed the fact that sending customers away from site to cross busy roads would not be something he would consider as it would not be a fair duty of care.

Point 5. [REDACTED] gave an example of a complaint he received from a neighbour recently which was investigated and followed up on to a satisfactory conclusion.

Point 6. [REDACTED] advises he has installed new signs this week.

Point 8. [REDACTED] has followed up on this and point out that if a customer was to stand on the field the vast majority of bedroom windows and some residents ground floor rooms could be seen, so raising it 30cm on average in his opinion didn't alter privacy issues that already existed on housing around a pub garden.

[REDACTED] added that he had invited everyone from the meeting to come back to the Vane Arms for a drink on him so those who hadn't been in the Vane Arms for many years could see the operation and clientele, only two attended this invite.

[REDACTED]
[REDACTED]

From: [Sarah Whaley](#)
To: [Kirsty Wannop](#); [Leanne Maloney-Kelly](#); [Natalie Hodgson](#)
Subject: FW: Statutory Licensing Sub Committee - Vane Arms
Date: 01 November 2022 17:01:10
Attachments: [image1.png](#)
Importance: High

This document was classified as: OFFICIAL

Hi All

Please see below e mail from resident in terms of who will be attending and also the wish to include and distribute the aerial pics within the email.

Please can you confirm if these can be included as additional information and distributed to all necessary parties asap

Thanks

Sarah Whaley

Governance Officer
Stockton-on-Tees Borough Council

Telephone: 01642 528686 | Email: sarah.whaley@stockton.gov.uk | Web: www.stockton.gov.uk

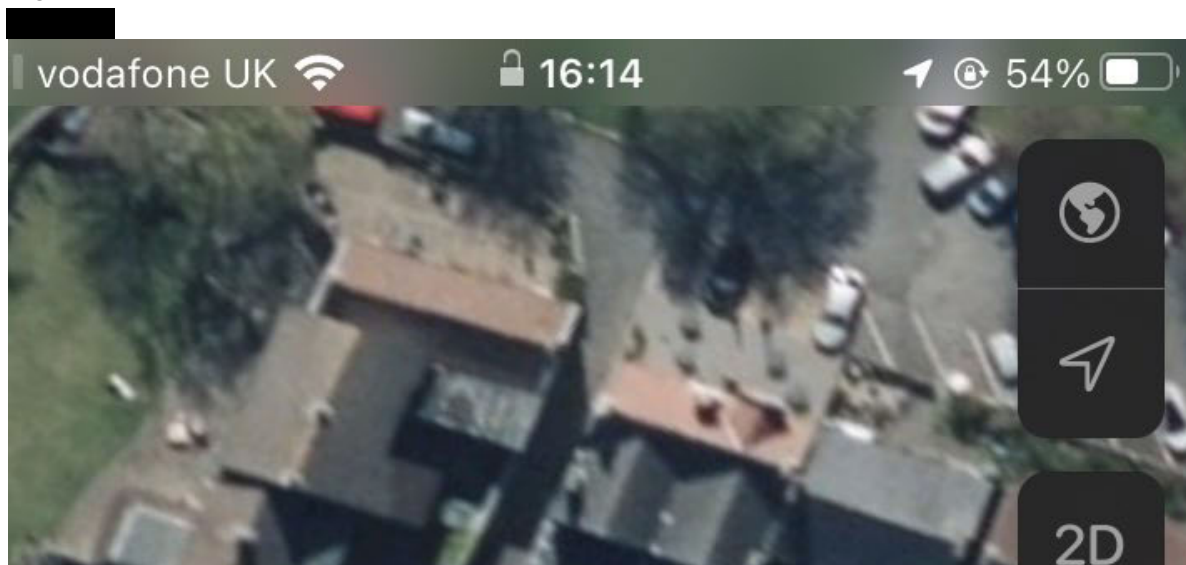
From: [REDACTED] >
Sent: 01 November 2022 16:56
To: Sarah Whaley <Sarah.Whaley@stockton.gov.uk>
Subject: Statutory Licensing Sub Committee - Vane Arms

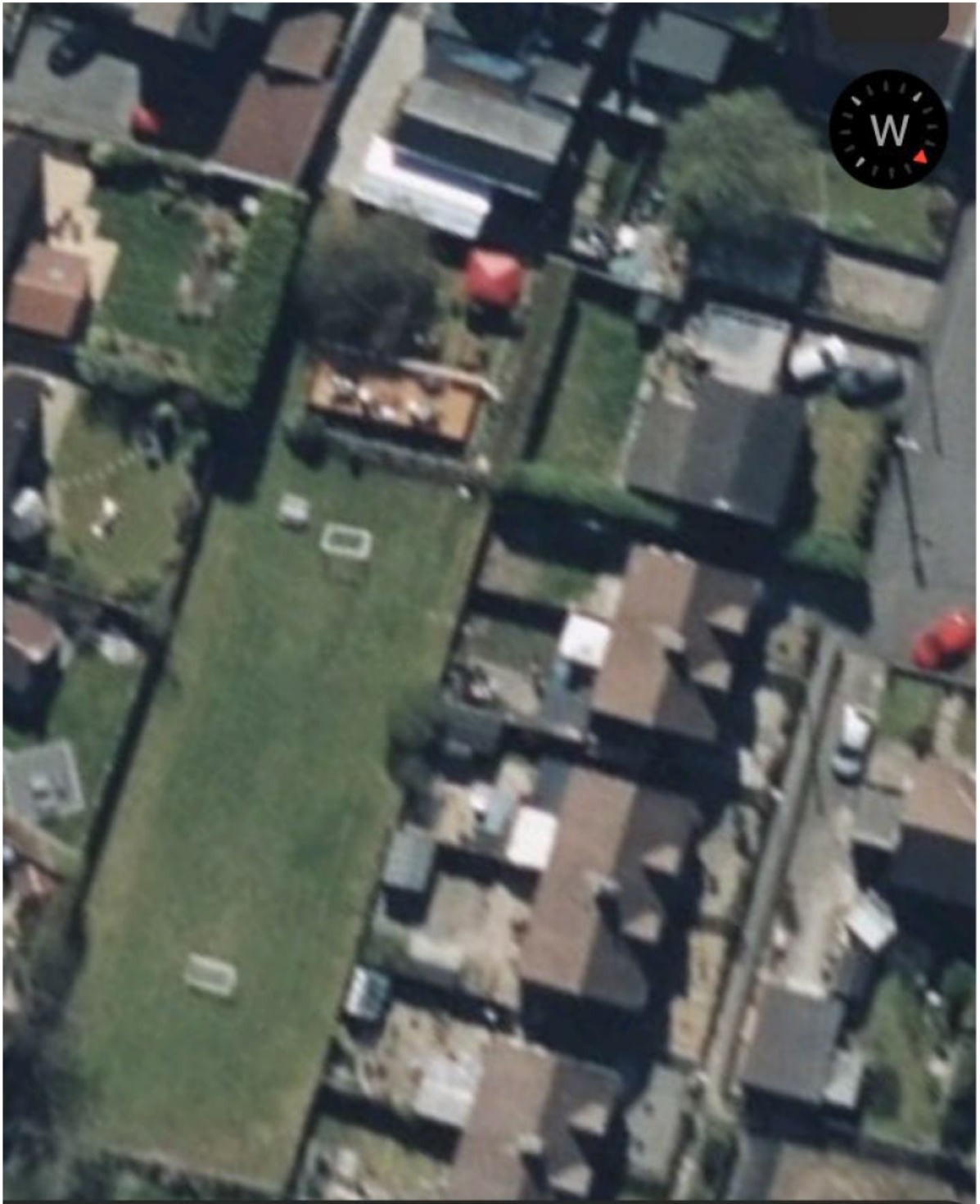
Good afternoon Sarah

Just to confirm that a number of Thorpe Thewles residents will attend next Mondays licensing meeting, including [REDACTED].

I note that you have included an ariel photo of the Vane Arms prior to the construction of the beer garden. I see on Google Maps there is a more recent ariel shot which I believe to be more relevant. I attach a couple of screenshots for your reference. This shows the extent of the decked beer garden and its proximity to adjacent properties. Since these photos were taken, a further 7 number 6 seat benches were placed in the field for the summer of 2022, thus extending the seating capacity and potential licensable area along the field. They remain in situ. I request that you add this more recent ariel photo to your review documentation.

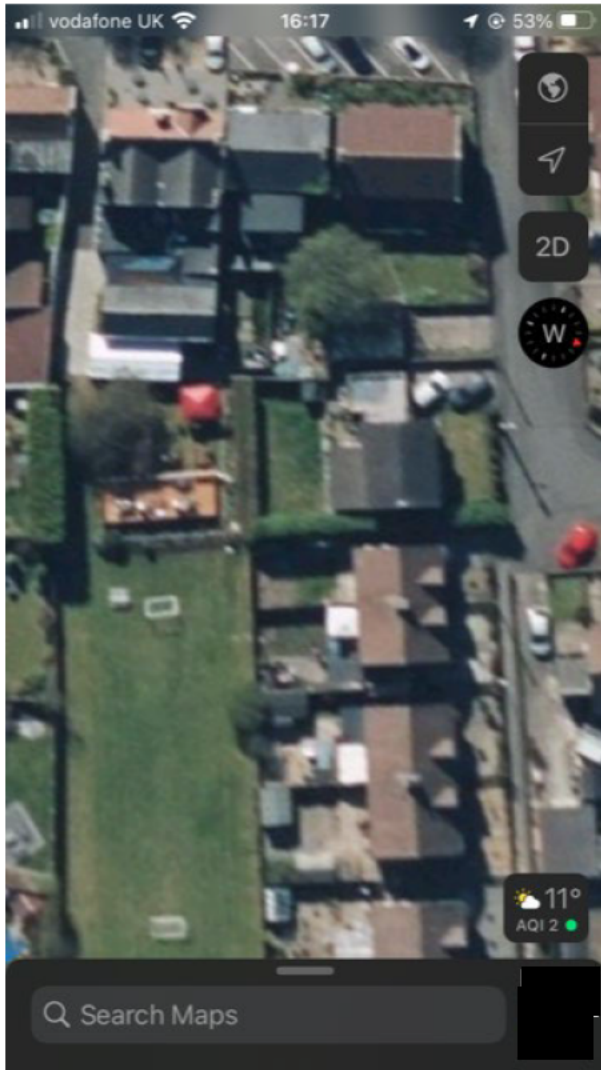
Regards





🔍 Search Maps





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