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Northumberland
County Council

**Your ref:**
**Our ref:**
**Enquiries to:** Heather Bowers
**Email:**
Heather.Bowers@northumberland.gov.uk
**Tel direct:** 01670 622609
**Date:** 8 September 2021

Dear Sir or Madam,

Your attendance is requested at a meeting of the **LICENSING HEARING** to be held in the Cheviot Suite, Holiday Inn, Seaton Burn, Newcastle upon Tyne, NE13 6BP on **THURSDAY, 16 SEPTEMBER 2021** at **10.00 AM**.

Yours faithfully

Daljit Lally
Chief Executive

**To Licensing Hearing members as follows:-**

**T Cessford, C Humphrey, JI Hutchinson (Chair) and A Wallace**

**Any member of the press or public may view the proceedings of this meeting live on our YouTube channel at https://www.youtube.com/NorthumberlandTV.**

***Members are requested to self-test twice a week at home, in line with government guidelines; social distancing should be maintained; masks should be worn when moving around but can be removed when seated; hand sanitiser is to be used regularly.***

# AGENDA

## PART I

It is expected that the matters included in this part of the agenda will be dealt with in public.

**1. ELECTION OF CHAIR FOR THE MEETING**

**2. DISCLOSURE OF MEMBERS' INTERESTS**

Unless already entered in the Council's Register of Members' interests, members are required to disclose any personal interest (which includes any disclosable pecuniary interest) they may have in any of the items included on the agenda for the meeting in accordance with the Code of Conduct adopted by the Council on 4 July 2012, and are reminded that if they have any personal interests of a prejudicial nature (as defined under paragraph 17 of the Code Conduct) they must not participate in any discussion or vote on the matter and must leave the room. NB Any member needing clarification must contact monitoringofficer@northumberland.gov.uk. Please refer to the guidance on disclosures at the rear of this agenda letter.

**3. REPORTS OF THE HEAD OF HOUSING AND PUBLIC PROTECTION** (Pages 1 - 290)

**(1) Application in respect of premises licence for Rialto, 1 Main Street, and land adjacent thereto, Ponteland, NE20 9NH.**

To determine an application for a premises licence in respect of Rialto, 1 Main Street, and land adjacent thereto, Ponteland, NE20 9NH. The applicant has applied for the licensable activities for the supply of alcohol, regulated entertainment and late-night refreshment on and off the premises.

102 representations have been received from interested parties on the grounds of:-

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

**IF YOU HAVE AN INTEREST AT THIS MEETING, PLEASE:**

- Declare it and give details of its nature before the matter is discussion or as soon as it becomes apparent to you.
- Complete this sheet and pass it to the Democratic Services Officer.

| |
|---|
| **Name (please print):** |
| **Meeting:** |
| **Date:** |
| **Item to which your interest relates:** |
| **Nature of Registerable Personal Interest i.e either disclosable pecuniary interest (as defined by Annex 2 to Code of Conduct or other interest (as defined by Annex 3 to Code of Conduct) (please give details):** |
| **Nature of Non-registerable Personal Interest (please give details):** |
| **Are you intending to withdraw from the meeting?** |

**1. Registerable Personal Interests** – You may have a Registerable Personal Interest if the issue being discussed in the meeting:

a) relates to any Disclosable Pecuniary Interest (as defined by Annex 1 to the Code of Conduct); or

b) any other interest (as defined by Annex 2 to the Code of Conduct)

The following interests are Disclosable Pecuniary Interests if they are an interest of either you or your spouse or civil partner:

(1) Employment, Office, Companies, Profession or vocation; (2) Sponsorship; (3) Contracts with the Council; (4) Land in the County; (5) Licences in the County; (6) Corporate Tenancies with the Council; or (7) Securities - interests in Companies trading with the Council.

The following are other Registerable Personal Interests:

(1) any body of which you are a member (or in a position of general control or management) to which you are appointed or nominated by the Council; (2) any body which (i) exercises functions of a public nature or (ii) has charitable purposes or (iii) one of whose principal purpose includes the influence of public opinion or policy (including any political party or trade union) of which you are a member (or in a position of general control or management ); or (3) any person from whom you have received within the previous three years a gift or hospitality with an estimated value of more than £50 which is attributable to your position as an elected or co-opted member of the Council.

**2. Non-registerable personal interests -** You may have a non-registerable personal interest when you attend a meeting of the Council or Cabinet, or one of their committees or sub-committees, and you are, or ought reasonably to be, aware that a decision in relation to an item of business which is to be transacted might reasonably be regarded as affecting your well being or financial position, or the well being or financial position of a person described below to a greater extent than most inhabitants of the area affected by the decision.

The persons referred to above are: (a) a member of your family; (b) any person with whom you have a close association; or (c) in relation to persons described in (a) and (b), their employer, any firm in which they are a partner, or company of which they are a director or shareholder.

**3. Non-participation in Council Business**

When you attend a meeting of the Council or Cabinet, or one of their committees or sub-committees, and you are aware that the criteria set out below are satisfied in relation to any matter to be considered, or being considered at that meeting, you must : (a) Declare that fact to the meeting; (b) Not participate (or further participate) in any discussion of the matter at the meeting; (c) Not participate in any vote (or further vote) taken on the matter at the meeting; and (d) Leave the room whilst the matter is being discussed.

The criteria for the purposes of the above paragraph are that: (a) You have a registerable or non-registerable personal interest in the matter which is such that a member of the public knowing the relevant facts would reasonably think it so significant that it is likely to prejudice your judgement of the public interest; **and either** (b) the matter will affect the financial position of yourself or one of the persons or bodies referred to above or in any of your register entries; **or** (c) the matter concerns a request for any permission, licence, consent or registration sought by yourself or any of the persons referred to above or in any of your register entries.

**This guidance is not a complete statement of the rules on declaration of interests which are contained in the Members' Code of Conduct. If in any doubt, please consult the Monitoring Officer or relevant Democratic Services Officer before the meeting.**

# LICENSING SUB-COMMITTEE

## REPORT OF THE HEAD OF HOUSING & PUBLIC PROTECTION

## Licensing Act 2003

1. **SYNOPSIS**

To determine an application for a premises licence in respect of Rialto, 1 Main Street, and land adjacent thereto, Ponteland, NE20 9NH. The applicant has applied for the licensable activities for the supply of alcohol, regulated entertainment and late night refreshment on and off the premises.

102 representations have been received from interested parties on the grounds of:-

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

**2. DETERMINATION OF APPLICATION**

Having considered the report, all relevant representations and verbal submissions from those persons entitled to speak at the hearing; the Sub-committee is required to make its determination in respect of the application at the conclusion of the hearing.

In this case, the sub Committee **may:**

1) Grant the licence subject to conditions consistent with the operating schedule accompanying the application, modified to such extent as the Sub-committee considers appropriate for the promotion of the licensing objectives. All conditions should be precise and capable of being interpreted and applied by the applicant.

   (Conditions may be modified if any of them is altered or omitted or any new condition is added)

   and

   Any mandatory condition under section 19 of the Act be included in the licence

2) Exclude from the scope of the licence any of the licensable activities to which the application relates

***1***

3) To reject the application if it is not possible to promote one or more of the licensing objectives by any other means.

Members are reminded that they may only attach additional conditions:

- In respect of those matters that are subject to the application and in respect of which a relevant representation has been made; and
- that are appropriate for the promotion of the licensing objectives.

## 3. LICENSING OBJECTIVES AND AIMS

Legislation provides a clear focus on the promotion of the four statutory objectives which must be addressed when licensing functions are undertaken.

An application for a premises licence must be considered on whether the licence holder can demonstrate that the licence will not create any issues in relation to the licensing objectives.

The licensing objectives being: -

• **The prevention of crime and disorder** - relating to any crime, disorder or anti-social behaviour at the premises or related to the management of the premises.

• **Public safety** - relating to the safety of the public on the premises, i.e., fire safety, electrical circuitry, lighting, building safety or capacity, and first aid.

• **The prevention of public nuisance** - relating to issues such as hours of operation, noise emanating from the premises, vibrations, lighting and litter.

• **The protection of children from harm** - relating to protecting children from the activities carried out on the premises whilst they are there. The law already provides special protections for children under 18 to buy alcohol.

Members are reminded that each objective is of equal importance. There are no other statutory licensing objectives, therefore the promotion of the four objectives is a paramount consideration at all times.

## 4. APPEALS

If the applicant or any interested party who may have made a representation is aggrieved by the decision of the Licensing Sub-Committee in respect of:

- the decision to grant the licence or any part of it as set out in the attached document, or
- failure to exclude from the licence any of the licensable activities requested, or
- the decision to impose the specified conditions, or

- failure to modify or attach different or additional conditions appropriate for the promotion of the licensing objectives.

They may appeal to the Magistrates' Court within the period of twenty-one days beginning with the day on which they receive formal written notification of the determination.

## 5. CONSULTATION

In accordance with the requirements of the Licensing Act 2003 and regulations made there under, the applicant has undertaken the following consultation in respect of the application:

A copy of the application has been sent to all Responsible Authorities as defined in the Licensing Act 2003 Section 13 (4).

A notice setting out details of the application has been displayed at the premises for a minimum period of 28 consecutive days starting on the day after the application was received by the licensing authority.

By publishing a notice in a local newspaper on at least one occasion during the period of 10 working days starting the day after the application was received by the licensing authority.

## 6. REPORT

### Background

Rialto Italian Restaurant, 1 Main Street, Ponteland, currently holds a premises licence (NPR/1491) for regulated entertainment and the supply of alcohol on the premises only (**Appendix A**).

On 17th June 2021, an application was received from Mr Richard Arnot of Ward Hadaway Solicitors on behalf of Mr Suna Miah for a new premises licence with regards to Rialto, 1 Main Street, and land adjacent thereto, Ponteland, NE20 9NH.

A copy of the application for a premises licence, with the plan of the site and offered conditions to be attached to the licence, is attached as (**Appendix B**).

The applicant has applied for the licensable activities on and off the premises for:-

| | | |
|---|---|---|
| Supply of Alcohol | Monday - Sunday | 11:00 – 00:00 |
| Regulated Entertainment | Monday - Sunday | 11:00 – 00:00 |
| Late night refreshment | Monday - Sunday | 23:00 – 00:00 |

All licensable activities have all been applied for with individual relative non-standard timings.

102 representations have been received from interested parties on the grounds of crime and disorder, public safety, public nuisance and the protection of children from harm (**Appendix C**).

Following the vast number of objections received and some of the comments within the content of the representations, the applicant requested on the 19th July 2021 that a note be circulated to those parties concerned. This note was sent along with the notification of the hearing on 30th July 2021 (**Appendix D**).

**7. Details of Representations**

Representations objecting to the application:

Responsible Authorities

| | |
|---|---|
| Chief Officer of Police | None |
| The Fire Authority | None |
| Body Responsible for Health and Safety Enforcement | None |
| Local Planning Authority | None |
| Body Responsible for Minimising or Preventing the Risk of Pollution of the Environment or of Harm to Human Health | None |
| Northumberland Area Child Protection Committee | None |
| Trading Standards Authority | None |
| Interested Parties | **Appendix C** |
| Representations in support of the application | None |

7. **Licensing Policy**

**Premises Licences and Club Premises Certificates**

| | |
|---|---|
| Introduction | 3.1 – 3.1.6 |
| Premises Licences - applications | Schedule 2 |
| Decision making process | Schedule 5 |
| The Prevention of Crime and Disorder | Appendix A |

| | |
|---|---|
| Public Safety | Appendix B |
| The Prevention of Public Nuisance | Appendix C |
| The Protection of Children from Harm | Appendix D |

## 8. Guidance – Licensing Act 2003 – Section 182

In considering the application, Elected Members are also directed to have regard to the guidance issued by the Secretary of State for Culture, Media and Sport under Section 182 of the Licensing Act 2003; specifically:

| | |
|---|---|
| Section 2 - The Licensing objectives | 2.1 – 2.31 |
| Section 8 – Applications for premises licences | 8.28 – 8.32 |
| | 8.66 – 8.69 |
| Section 9 – Determining applications | 9.3 – 9.10 |
| | 9.41 - 9.43 |
| Section 10 – Conditions attached to premises licences | 10.1 – 10.68 |

## 9. BACKGROUND PAPERS

Appendix A Current premises licence NPR/1491
Appendix B Application for a premises licence
Appendix C Representations from Interested Parties
Appendix D Applicant note to Interested Parties

The Licensing Act 2003 and secondary legislation there under
The Council's Statement of Licensing Policy
The Guidance issued by the Secretary of State for Culture, Media and Sport under section 182 of the Licensing Act 2003

## 10. CONTACT OFFICER(S)

*This report has been prepared by:-*

*Heather Gebbie, Senior Licensing Officer (01670 623738)*
***heather.gebbie@northumberland.gov.uk***

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Northumberland
County Council

# PREMISES LICENCE

**Premises Licence Number** NPR/1491

**Issue Date: 16 April 2021**

## Part 1 - Premises details

**Postal address of premises, or if none, ordnance survey map reference or description**

Rialto Restaurant
1 Main Street
Ponteland

| **Post town** | **Post code** |
|---|---|
| Northumberland | NE20 9NH |

**Telephone number**
01661 820600

**Where the licence is time limited the dates**

n/a

**Licensable activities authorised by the licence**

Recorded Music
Facility Like Music/Dance
Supply of Alcohol

**The times the licence authorises the carrying out of licensable activities**

**Recorded Music**
No Restriction

**Facility Like Music/Dance**
Monday - Saturday, other than Christmas Day, Good Friday or New Year's Eve from 11:00 = 24:00
Sunday, other than Christmas Day or New Years Eve, and on Good Friday: 12:00 - 22:30
Christmas Day: 12:00 - 23:30
New Years Eve, except on a Sunday, 11:00 - 24:00
New Years Eve on a Sunday 12:00 - 23:30
New Years Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day

**Supply of Alcohol**
Monday - Saturday, other than Christmas Day, Good Friday or New Year's Eve from 11:00 = 24:00
Sunday, other than Christmas Day or New Years Eve, and on Good Friday: 12:00 - 22:30
Christmas Day: 12:00 - 23:30
New Years Eve, except on a Sunday, 11:00 - 24:00
New Years Eve on a Sunday 12:00 - 23:30

New Years Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day

**The opening hours of the premises**

Not prescribed

**Where the licence authorises supplies of alcohol whether these are on and/or off supplies**

On the Premises

## Part 2

**Name, (registered) address, telephone number and email (where relevant) of holder of premises licence**

Mr Suna Miah
3 Callerton Grange Farm
Stamfordham Road
Throckley
Northumberland NE15 9RD
See email info@pontelandtandoori.co.uk

**Registered number of holder, for example company number, charity number (where applicable)**

n/a

**Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol**

Mr Farhad Miah
5 Callerton Grange Farm
Stamfordham Road
Throckley
Northumberland NE15 9RD

**Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol**

NPL/495 Northumberland

## Annex 1 - Mandatory conditions

### Supply of Alcohol (On Sales)

1. No supply of alcohol may be made under the premises licence -

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

2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or

more of the following activities, or substantially similar activities,

carried on for the purpose of encouraging the sale or supply of

alcohol for consumption on the premises-

   (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to-

      (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
      (ii) drink as much alcohol as possible (whether within a time limit or otherwise); (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

   (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
   (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
   (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
5. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either-

(a) a holographic mark, or
(b) an ultraviolet feature.

6. The responsible person must ensure that-

(a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures-

(i) beer or cider: ½ pint;
(ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
(iii) still wine in a glass: 125 ml;

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available."

7. 1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

8. For the purposes of the condition set out in paragraph 7.1-

(a) "permitted price" is the price found by applying the formula-where-

(i) P is the permitted price,

$$P = D + (D \times V)$$

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence-

(i) the holder of the premises licence,
(ii) the designated premises supervisor (if any) in respect of such a licence, or
(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question

9. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny. 10.-(1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax. (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

## Annex 2 - Conditions consistent with the operating Schedule

None

## Annex 3 - Conditions attached after a hearing by the licensing authority

None

**Annex 4 - Plans**

Submitted

**submitted**

Northumberland

**Northumberland**
**Application for a premises licence**
**Licensing Act 2003**

For help contact
licensing@northumberland.gov.uk
Telephone: 0845 6006400

* required information

**Section 1 of 21**

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

| | | |
|---|---|---|
| System reference | Not Currently In Use | This is the unique reference for this application generated by the system. |
| Your reference | RXA.HOL356.1 | You can put what you want here to help you track applications if you make lots of them. It is passed to the authority. |

Are you an agent acting on behalf of the applicant?

(•) Yes ( ) No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

**Applicant Details**

| | |
|---|---|
| * First name | Suna |
| * Family name | Miah |
| * E-mail | |
| Main telephone number | |
| Other telephone number | |

Include country code.

[ ] Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

( ) Applying as a business or organisation, including as a sole trader

(•) Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.



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**Address**

| | |
|---|---|
| * Building number or name | |
| * Street | |
| District | |
| * City or town | |
| County or administrative area | |
| * Postcode | |
| * Country | United Kingdom |

**Agent Details**

| | | |
|---|---|---|
| * First name | Richard | |
| * Family name | Arnot | |
| * E-mail | | |
| Main telephone number | ( | Include country code. |
| Other telephone number | | |

☐ Indicate here if you would prefer not to be contacted by telephone

Are you:

- (•) An agent that is a business or organisation, including a sole trader — A sole trader is a business owned by one person without any special legal structure.
- ( ) A private individual acting as an agent

**Agent Business**

Is your business registered in the UK with Companies House? (•) Yes ( ) No

Note: completing the Applicant Business section is optional in this form.

| | | | |
|---|---|---|---|
| Registration number | | OC430614 | |
| Business name | | Ward Hadaway LLP | If your business is registered, use its registered name. |
| VAT number | GB | 176080853 | Put "none" if you are not registered for VAT. |
| Legal status | | Limited Liability Partnership | |
| Your position in the business | | Partner | |
| Home country | | United Kingdom | The country where the headquarters of your business is located. |



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*Continued from previous page...*

**Agent Registered Address**

Address registered with Companies House.

| | |
|---|---|
| Building number or name | Sandgate House |
| Street | 102 Quayside |
| District | |
| City or town | Newcastle upon Tyne |
| County or administrative area | |
| Postcode | NE1 3DX |
| Country | United Kingdom |

**Section 2 of 21**

**PREMISES DETAILS**

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 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.

**Premises Address**

Are you able to provide a postal address, OS map reference or description of the premises?

(•) Address ( ) OS map reference ( ) Description

**Postal Address Of Premises**

| | |
|---|---|
| Building number or name | Rialto |
| Street | 1 Main Street and land adjacent thereto ref NZ 16600 72807 |
| District | |
| City or town | Ponteland |
| County or administrative area | |
| Postcode | NE20 9NH |
| Country | United Kingdom |

**Further Details**

| | |
|---|---|
| Telephone number | |
| Non-domestic rateable value of premises (£) | 33,750 |



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**Section 3 of 21**

**APPLICATION DETAILS**

In what capacity are you applying for the premises licence?

- ☒ An individual or individuals
- ☐ A limited company / limited liability partnership
- ☐ A partnership (other than limited liability)
- ☐ An unincorporated association
- ☐ Other (for example a statutory corporation)
- ☐ A recognised club
- ☐ A charity
- ☐ The proprietor of an educational establishment
- ☐ A health service body
- ☐ A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- ☐ A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- ☐ The chief officer of police of a police force in England and Wales

**Confirm The Following**

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

**Section 4 of 21**

**INDIVIDUAL APPLICANT DETAILS**

**Applicant Name**

Is the name the same as (or similar to) the details given in section one?

If "Yes" is selected you can re-use the details from section one, or amend them as required Select "No" to enter a completely new set of details.

(•) Yes ( ) No

First name: Suna

Family name: Miah

Is the applicant 18 years of age or older?

(•) Yes ( ) No



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**Current Residential Address**

Is the address the same as (or similar to) the address given in section one?

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

◉ Yes ○ No

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country: United Kingdom

**Applicant Contact Details**

Are the contact details the same as (or similar to) those given in section one?

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

◉ Yes ○ No

E-mail

Telephone number

Other telephone number

* Date of birth dd / mm / yyyy

* Nationality: British

Documents that demonstrate entitlement to work in the UK

Right to work share code

Right to work share code if not submitting scanned documents

Add another applicant

**Section 5 of 21**

**OPERATING SCHEDULE**

When do you want the premises licence to start? dd / mm / yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end dd / mm / yyyy

Provide a general description of the premises



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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.

The internal area shall continue to trade in the style of a restaurant.

The external area shall provide facilities for the consumption of alcohol, entertainment and food.

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

**Section 6 of 21**

**PROVISION OF PLAYS**

See guidance on regulated entertainment

Will you be providing plays?

○ Yes ◉ No

**Section 7 of 21**

**PROVISION OF FILMS**

See guidance on regulated entertainment

Will you be providing films?

○ Yes ◉ No

**Section 8 of 21**

**PROVISION OF INDOOR SPORTING EVENTS**

See guidance on regulated entertainment

Will you be providing indoor sporting events?

○ Yes ◉ No

**Section 9 of 21**

**PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS**

See guidance on regulated entertainment

Will you be providing boxing or wrestling entertainments?

○ Yes ◉ No

**Section 10 of 21**

**PROVISION OF LIVE MUSIC**

See guidance on regulated entertainment

Will you be providing live music?

◉ Yes ○ No

**Standard Days And Timings**



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***Continued from previous page...***

MONDAY

Start 11:00 End 00:00

Start End

TUESDAY

Start 11:00 End 00:00

Start End

WEDNESDAY

Start 11:00 End 00:00

Start End

THURSDAY

Start 11:00 End 00:00

Start End

FRIDAY

Start 11:00 End 00:00

Start End

SATURDAY

Start 11:00 End 00:00

Start End

SUNDAY

Start 11:00 End 00:00

Start End

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.

Will the performance of live music take place indoors or outdoors or both?

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

○ Indoors ○ Outdoors ◉ Both

State 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.

State any seasonal variations for the performance of live music

For example (but not exclusively) where the activity will occur on additional days during the summer months.



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*Continued from previous page...*

Non-standard timings. Where the premises will be used for the performance of live music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Live Music outdoors shall end at 20:30 Monday to Thursday and 21:30 Friday, Saturday, Sunday and on Bank Holidays

**Section 11 of 21**

**PROVISION OF RECORDED MUSIC**

See guidance on regulated entertainment

Will you be providing recorded music?

(•) Yes ( ) No

**Standard Days And Timings**

| | | | | |
|---|---|---|---|---|
| MONDAY | Start | 11:00 | End | 00:00 |
| | Start | | End | |
| TUESDAY | Start | 11:00 | End | 00:00 |
| | Start | | End | |
| WEDNESDAY | Start | 11:00 | End | 00:00 |
| | Start | | End | |
| THURSDAY | Start | 11:00 | End | 00:00 |
| | Start | | End | |
| FRIDAY | Start | 11:00 | End | 00:00 |
| | Start | | End | |
| SATURDAY | Start | 11:00 | End | 00:00 |
| | Start | | End | |

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.



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*Continued from previous page...*

SUNDAY

Start 11:00 End 00:00

Start End

Will the playing of recorded music take place indoors or outdoors or both?

○ Indoors ○ Outdoors ◉ Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State 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.

State any seasonal variations for playing recorded music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the playing of recorded music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Recorded Music outdoors shall end at 22:30 Monday - Sunday

**Section 12 of 21**

**PROVISION OF PERFORMANCES OF DANCE**

See guidance on regulated entertainment

Will you be providing performances of dance?

○ Yes ◉ No

**Section 13 of 21**

**PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE**

See guidance on regulated entertainment

Will you be providing anything similar to live music, recorded music or performances of dance?

○ Yes ◉ No

**Section 14 of 21**

**LATE NIGHT REFRESHMENT**

Will you be providing late night refreshment?



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*Continued from previous page...*

**Standard Days And Timings**

| | | | | |
|---|---|---|---|---|
| MONDAY | | | | 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. |
| | Start 23:00 | End 00:00 | | |
| | Start | End | | |
| TUESDAY | | | | |
| | Start 23:00 | End 00:00 | | |
| | Start | End | | |
| WEDNESDAY | | | | |
| | Start 23:00 | End 00:00 | | |
| | Start | End | | |
| THURSDAY | | | | |
| | Start 23:00 | End 00:00 | | |
| | Start | End | | |
| FRIDAY | | | | |
| | Start 23:00 | End 00:00 | | |
| | Start | End | | |
| SATURDAY | | | | |
| | Start 23:00 | End 00:00 | | |
| | Start | End | | |
| SUNDAY | | | | |
| | Start 23:00 | End 00:00 | | |
| | Start | End | | |

Will the provision of late night refreshment take place indoors or outdoors or both?

○ Indoors ○ Outdoors ◉ Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State 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.

State any seasonal variations



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For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of late night refreshments at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Late Night Refreshment shall only be permitted in the external area on Friday and Saturday to 23:30

**Section 15 of 21**

**SUPPLY OF ALCOHOL**

Will you be selling or supplying alcohol?

(•) Yes ( ) No

**Standard Days And Timings**

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.

| | | | | |
|---|---|---|---|---|
| MONDAY | Start | 11:00 | End | 00:00 |
| | Start | | End | |
| TUESDAY | Start | 11:00 | End | 00:00 |
| | Start | | End | |
| WEDNESDAY | Start | 11:00 | End | 00:00 |
| | Start | | End | |
| THURSDAY | Start | 11:00 | End | 00:00 |
| | Start | | End | |
| FRIDAY | Start | 11:00 | End | 00:00 |
| | Start | | End | |
| SATURDAY | Start | 11:00 | End | 00:00 |
| | Start | | End | |



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*Continued from previous page...*

SUNDAY

| | | | |
|---|---|---|---|
| Start | 11:00 | End | 00:00 |
| Start | | End | |

Will the sale of alcohol be for consumption:

○ On the premises ○ Off the premises ◉ Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Alcohol may be supplied for consumption in the external area to 22:30 Sunday to Thursday and to 23:00 Friday and Saturday

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

**Name**

| | |
|---|---|
| First name | Suna |
| Family name | Miah |
| Date of birth | / / (dd / mm / yyyy) |



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**Enter the contact's address**

| | |
|---|---|
| Building number or name | |
| Street | |
| District | |
| City or town | |
| County or administrative area | |
| Postcode | |
| Country | United Kingdom |
| Personal Licence number (if known) | NPL/499 |
| Issuing licensing authority (if known) | Northumberland County Council |

**PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT**

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- ○ Electronically, by the proposed designated premises supervisor
- ◉ As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

**Section 16 of 21**

**ADULT ENTERTAINMENT**

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

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 etc gambling machines etc.

NONE

**Section 17 of 21**

**HOURS PREMISES ARE OPEN TO THE PUBLIC**

**Standard Days And Timings**

MONDAY

| | | | |
|---|---|---|---|
| Start | 11:00 | End | 00:00 |
| Start | | End | |

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.



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***Continued from previous page...***

TUESDAY

| | | | |
|---|---|---|---|
| Start | 11:00 | End | 00:00 |
| Start | | End | |

WEDNESDAY

| | | | |
|---|---|---|---|
| Start | 11:00 | End | 00:00 |
| Start | | End | |

THURSDAY

| | | | |
|---|---|---|---|
| Start | 11:00 | End | 00:00 |
| Start | | End | |

FRIDAY

| | | | |
|---|---|---|---|
| Start | 11:00 | End | 00:00 |
| Start | | End | |

SATURDAY

| | | | |
|---|---|---|---|
| Start | 11:00 | End | 00:00 |
| Start | | End | |

SUNDAY

| | | | |
|---|---|---|---|
| Start | 11:00 | End | 00:00 |
| Start | | End | |

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

The external area opening hours are Sunday to Thursday 11:00-23:00 and Friday and Saturday 11:00-23:30

**Section 18 of 21**

**LICENSING OBJECTIVES**

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

a) General – all four licensing objectives (b,c,d,e)



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List here steps you will take to promote all four licensing objectives together.

Having had regard to the nature of the application and the locality and having had discussions with the Police, the attached schedule of conditions is appropriate and proportionate

b) The prevention of crime and disorder

see attached

c) Public safety

see attached

d) The prevention of public nuisance

see attached

e) The protection of children from harm

see attached

**Section 19 of 21**

**NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK**



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**Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:**

A licence may not be held by an individual or an individual in a 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 premises 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 an entitlement 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: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 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).

**Documents which demonstrate entitlement to work in the UK**

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is A British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination** with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.



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- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
  - evidence of the applicant's own identity – such as a passport,
  - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
  - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
    - (i) working e.g. employment contract, wage slips, letter from the employer,
    - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
    - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
    - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

**Original documents must not be sent to licensing authorities.** If the document copied is a passport, a copy of the following pages should be provided:-

(i) any page containing the holder's personal details including nationality;
(ii) any page containing the holder's photograph;
(iii) any page containing the holder's signature;
(iv) any page containing the date of expiry; and
(v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.



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If the document is not a passport, a copy of the whole document should be provided.

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.

**Home Office online right to work checking service**

As an alternative to providing a copy of the documents listed above, 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 9-digit 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 (provided within this application), 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 checked online. 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 copy documents as set out above.

**Section 20 of 21**

**NOTES ON REGULATED ENTERTAINMENT**



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***Continued from previous page...***

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 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.



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- 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.

**Section 21 of 21**

**PAYMENT DETAILS**

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non domestic rateable value of the premises.
To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm
Band A - No RV to £4300 £100.00
Band B - £4301 to £33000 £190.00
Band C - £33001 to £87000 £315.00
Band D - £87001 to £125000 £450.00*
Band E - £125001 and over £635.00*
*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then your are required to pay a higher fee
Band D - £87001 to £125000 £900.00
Band E - £125001 and over £1,905.00
There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.
Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.
If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time
Capacity 5000-9999 £1,000.00
Capacity 10000 -14999 £2,000.00
Capacity 15000-19999 £4,000.00
Capacity 20000-29999 £8,000.00
Capacity 30000-39999 £16,000.00
Capacity 40000-49999 £24,000.00
Capacity 50000-59999 £32,000.00
Capacity 60000-69999 £40,000.00
Capacity 70000-79999 £48,000.00
Capacity 80000-89999 £56,000.00
Capacity 90000 and over £64,000.00

* Fee amount (£) 315.00

**DECLARATION**



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* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

* I understand that I am required to advertise my application in a local newspaper or, if there is none, in a local newsletter, circular or similar document, circulating in the vicinity of the premises, within 10 working days of my application being submitted to the Licensing Authority

* I understand that I am required to advertise my application by posting a blue notice on the premises for 28 consecutive days commencing on, and including the day after the day when my application is given to the licensing authority.

☒ Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

| | |
|---|---|
| * Full name | Richard Arnot |
| * Capacity | Partner |
| * Date | 17 / 06 / 2021 (dd / mm / yyyy) |

Add another signatory

Once you're finished you need to do the following:
1. Save this form to your computer by clicking file/save as...
2. Go back to https://www.gov.uk/apply-for-a-licence/premises-licence/northumberland/apply-1 to upload this file and continue with your application.
Don't forget to make sure you have all your supporting documentation to hand.

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

**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**



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| | |
|---|---|
| Applicant reference number | RXA.HOL356.1 |
| Fee paid | |
| Payment provider reference | |
| ELMS Payment Reference | |
| Payment status | |
| Payment authorisation code | |
| Payment authorisation date | |
| Date and time submitted | |
| Approval deadline | |
| Error message | |
| Is Digitally signed | ☐ |

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 Next >

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to any information the management or staff become aware of particularly information supplied by Northumbria Police.

12. An incident log (electronic or paper based) is to be kept and maintained on the premises. This shall be kept at the premises for at least 6 months and made available to Trading Standards, Licensing Authority and a Police Officer or representative of Northumbria Police on request. The following incidents will be recorded including pertinent detail.

    1. Seizure of drugs or other illegal item
    2. All crimes reported to the venue or by the venue to the Police.
    3. All ejection of patrons
    4. Any incidents of disorder
    5. Any faults in the CCTV system.

13. The operator shall ensure that at all times when the premises are open for any licensable activity there is sufficient trained, competent staff on duty at the premises for the purposes of fulfilling the requirements of the Licensing Act 2003 and for promoting the licensing objectives.

14. The Designated Premises Supervisor shall ensure that there are effective management arrangements in place to enable him/her to know how many people there are in the premises at times prescribed within the risk assessment.

15. Overnight security staff will remain on site as a protective and crime prevention measure.

17 Stewards will be in place to manage any points where road access meets foot traffic to ensure both can pass without incident or collision.

18 The licence holder or his representative shall conduct regular assessments of the noise coming from the premises on every occasion the premises are used for regulated entertainment and shall take steps to reduce the level of noise where it is likely to cause a disturbance to local residents. A written record shall be made of those assessments in a log book kept for the purpose and shall include the time and date of checks, the person making them and the results including any remedial action.

19 Noise from amplified live and recorded music arising from regulated entertainment held within the designated premises, shall be inaudible at the boundary of the nearest residential dwellings.

20 The licence holder shall provide clear and legible notices to be displayed at prominent positions adjacent to exits and other circulatory areas requesting patrons to leave the premises having regard to the needs of local residents, in particular emphasising the need to refrain from shouting, slamming car doors and the sounding of car horns.

Agreed Conditions

1. A CCTV system shall be installed and maintained in proper working order to the satisfaction of Northumbria Police and the Licensing Authority.

2. Such system shall: Ensure the coverage of all entrances and exits to the licensed premises internally and externally including the rear of the premises and all areas where the sale and supply of alcohol occurs.

3. Provide continuous recording facilities for each camera to a good standard of clarity. Such recordings shall be retained (on disc or otherwise) for a period of 28 days.

4. The CCTV shall be in operation at all times whilst the premises are in use. The system with recording facility and any recordings will be stored in a suitable and secure manner. The CCTV system will display on any recording the correct time and date of the recording.

5. Signs are to be placed externally at the premises indicating to customers that CCTV is in operation on the premises. The signs are to be a minimum of A5 size.

6. A minimum of two staff will be trained in the operation of the CCTV system and be able to download images onto disc or removable storage device. CCTV footage shall be supplied to the Licensing Authority or Northumbria Police or representative on reasonable request.

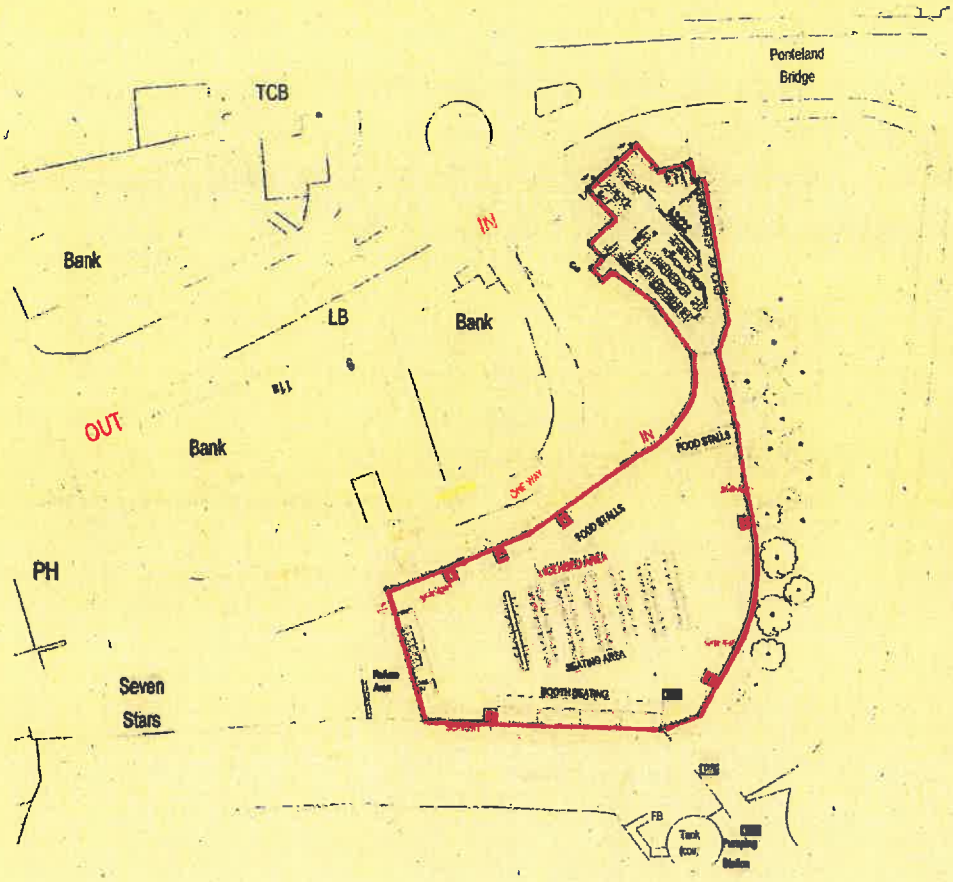
7. The premises licence holder will operate a Challenge 25 policy whilst the premises are open to the public. This is to be in operation by the bar staff. All members of bar staff shall seek credible photographic proof of age from any person who appears to be under the age of 25 years and is seeking to purchase alcohol. Such credible photographic proof will be a passport, driving licence, or proof of age card carrying the pass logo. In addition military identification cards carrying a photograph and date of birth will also be acceptable for this purpose. If a member of bar staff knows without doubt that a person is over 18 then such a challenge for proof of age will not be necessary.

8. Signage regarding the age challenge policy to be displayed.

9. All members of staff should have adequate training in the Licensing Act 2003 and any subsequent variation.

10. A refusals register (electronic or paper based is to be kept and maintained on the premises. This shall be supplied promptly to Trading Standards, Licensing Authority and a Police Officer or representative of Northumbria Police on request.

11. The premises licence holder and designated premises supervisor will maintain a risk assessment for the general operation of the premises, in relation to individual bespoke events/key calendar dates and circumstances which potentially may increase the risk of crime and disorder, increase the likelihood of harm to children, undermine public safety and increase the likelihood of public nuisance. They shall also take into account the level of staffing particularly regarding the requirement for SIA registered door staff to be employed at the premises during peak times or bespoke events and whether it is felt necessary that the DPS should be in attendance at the premises. Such assessment must give due cognisance



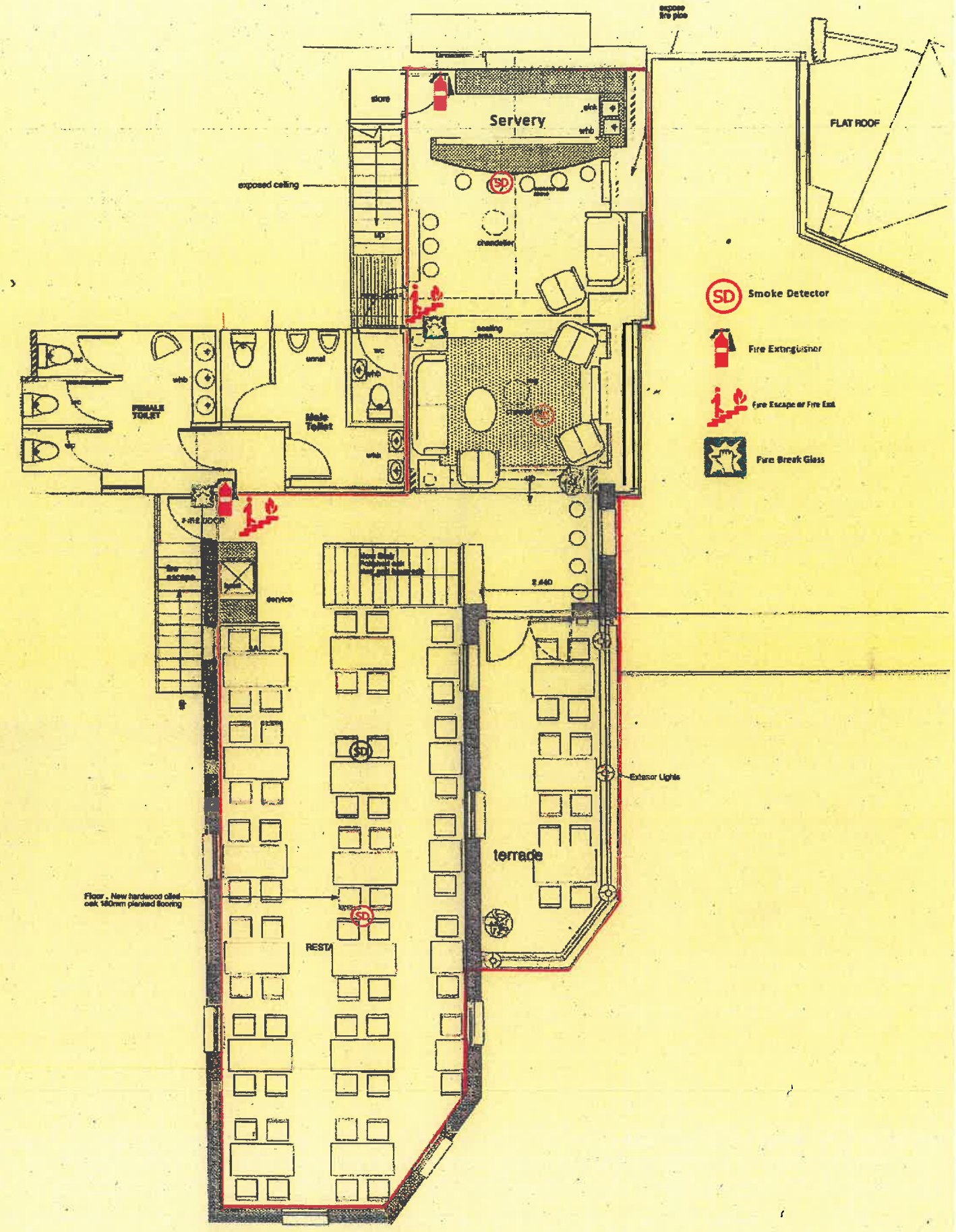

Red Line indicates area where
a - Alcohol (will be) is sold;
b - regulated entertainment will take place
c - hot food or drink after 11pn will be supplied

The location and type of any fire safety and other fire safety equipment is shown as it is at present. This may be varied from time to time with the agreement of the fire officer or after fire risk assessment'

Extinguisher

Fire Blanket

Escape Route




Rialtos First Floor Plan

## Applicants' Note

We have become very aware that our proposal is being, deliberately we think, misrepresented and that this has caused concern in the village.

We would like to take this opportunity to address some of the misleading claims that are circulating.

Firstly, the suggestion that we would intend accommodating up to 800 customers is entirely false. We calculate that our maximum capacity would be around 350 and we would be happy to adopt a condition restricting us to that number. In reality, however, we anticipate trading well below that number.

There has been much criticism of the conditions that we have submitted with our Application. They were provided to us by the Police and we were happy to agree with them (hence the reference to "Agreed Conditions"). We have been in discussion with the Police, the Local Authority, the Town Council and the Fire Service over many months, and we have met with them to explain our proposal. As a consequence, we have had no objection from the Police, Environmental Health, the Fire Service or the Licensing Authority.

We have absolutely no desire to operate a "Stack" type premises catering for stags and hens as is being suggested. Nor do we have any interest in building a "festival" site. The external area will be called The Orchard and we have taken our inspiration from Altringham Market in Cheshire. We have been saddened that so many of our local businesses have been taken over by large companies from outside the area. Our proposal would create facilities for small local independent businesses and provide them with the chance to establish themselves. We propose that the food stores will be occupied by a bakery, a coffee shop, a vintage sweet retailer and a small artisan craft business ( or similar businesses ) , as well as there being food providers. We are very aware that we are in a conservation area and we would like to create an old fashioned but modern market square which can accommodate fayres, whether they be craft or farmer style markets and a Christmas fayre.

We have applied for live music as a licensable activity but would not be hosting bands. Live music outdoors will end at 8.30pm Monday to Thursday and 9.30pm on Friday, Saturday and Sunday and will comprise of street type entertainment. Any provision of music would be, however, subject to the inaudibility condition suggested to us by the Police. Mention has been made in several objections of us applying for recorded music until midnight. Whilst this is correct in relation to indoors only, Rialto's existing Premises Licence currently allows the provision of recorded music to any time so, we could, should we have wished, already provide recorded music beyond midnight. In reality, we are not applying for something that we can't already do in terms of indoors and recorded music.

Bearing the above in mind, and what we actually intend doing, we do not anticipate the huge influx of vehicular traffic that is feared. The majority of our patrons will be locals and will arrive by foot, meaning also that we do not need extensive parking provisions. Whilst we have described an area on our plan as a taxi rank that would probably have been better described as a drop off point, meaning that cars won't, as they do now in any event, pull up on the road.

Both Suny and his family, and myself have traded in the village for 35 years and have absolutely no desire to do anything that wouldn't be of benefit to our community. We think that what we propose will be an enormous asset and will provide opportunities for new local businesses to establish themselves, and for there to be a new focus for residents to socialise in a relaxed and family friendly atmosphere.

# Notice of Representation

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The licensing objectives are the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: Caroline Anderson Address: 55 Whinfell Rd, Ponteland NE20 9EE

..... Licensing Objective: Rialto Extension

Premises: Rialto, Ponteland

Reason for Representation:

*(continue on separate sheet if necessary)*

I wish to object against the pending licensing for an extension to the Rialto's licensing / premises, based on the fact that this would totally destroy the ambience of the village of Ponteland by overloading the roads and causing major parking issues due to the volume of people/cars This is a well respected community village which would be ruined by an increase in people gathering in this area, parking, noise and road/traffic issues. in a quiet residential area

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**Please note: Objections will only be considered where a name and address are supplied.**

**Name:** Sue Angus

**Address:** 45 Eland Edge, Ponteland NE20 9AY

**Licensing Objective:** Public nuisance and public safety

**Premises:** **Rialto, 1 Main Street, Ponteland, NE20 9NH and land adjacent thereto ref NZ16600 72807**

**Reason for Representation:**

I am a resident of Ponteland and live very close to the village centre and I object to this application on a variety of fronts. There are many licensed premises within the village centre which draw in many people from outside the area causing many issues for local residents. This application is out of keeping for a small village and is more appropriate to town / city location.

1. Noise pollution – we have just had to tolerate 9 weeks of loud outside music from another licensed premises in the village affecting our quality of life and mental health. Sound carries particularly at night and I do not see how Rialtos can/will keep the music noise level down as to be unheard by its closest residential neighbours.
2. Proximity to residential premises – this site is located close to residential premises and will disrupt residents lives.
3. Parking – this will bring many more people into the village, there is currently very little public car parking and this already causes issues from customers visiting other premises using residential roads as car parks.
4. Anti-social behaviour - we already tolerate a lot of anti-social behaviour through excessive noise from drinkers and also drug taking close to license premises/residential properties. I witnessed drug taking a couple of weeks ago outside a pub close to a popular walking route for families in the very early evening.

Signed: Sue Angus Date: 3 July 2021

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR
Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

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14 Callerton Lane,
Ponteland,
Northumberland,
NE20 9EL.

5th July 2021

Licensing Department,
Northumberland County Council,
County Hall,
Morpeth,
NE61 2EF.

Dear Sirs,

Ref: NZ 16600 72807.
( RXA.HOL356.1)

We refer to the recent application for a premises licence for Rialto's in Ponteland as per the above references.
We strongly object to this application for the reasons and points as provided below and hope this is fully declined by the council.

1: This proposal is for an extension to the restaurant, Rialtos, to provide an open air venue outside the restaurant beside the River Pont, to provide food, drinks and music in an open air setting.
This is to be built in a conservation area protected and defined by Northumberland County council.
In particular the relevant points as defined are:

- the general character and distinctiveness of buildings, spaces, public realm and the landscape.
- views into and from the site and surroundings.

**Alterations, repairs and extensions.**

- Even small changes can detract from the areas character, so all need to be carefully considered. This could include repairing and replacing.

2: This proposal as seen from the plan presents as too large for a small town, Ponteland. Although no numbers are provided, by viewing the site and the plan, our estimate is approximately 300ish seated guests. ( plus possibly more standing.)

The plan also shows for 4 servery's along with food stalls and public booths.
What are these buildings, size and type. Ie containers, wooden sheds??
None of these can be considered appropriate in a conservation area at a focal point of Ponteland.

3: There is limited public transport into and out of Ponteland after 8pm. It is therefore assumed that personal transport/ taxis will be used.
Where are the vehicles to be parked as it seems no consideration for this has been made.
These vehicles will also create noise and air pollution at times of the day which again is inappropriate.

4: **Environment.**

There will be considerable changes affecting the environment.

Outdoor noise and music music will travel easily, especially at night affecting and disturbing the whole of Ponteland.

There is potential for the pollution of the river Pont.
The proposal is right beside the river and on windy days paper and plastic could easily blow into the water.

Are heaters to be used in winter with all the climate change implications.
Outdoor heaters are inefficient, energy wasteful and contribute greatly to global warming.

For these reasons we reiterate that we strongly object to this application.
We believe this licensing application is an attempt to create an outdoor dining and drinking area in a conservation area of Ponteland by trying to circumvent proper planning approval.

Yours faithfully,

Alan and Christine Atkinson.

Cc: Planning dept.

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**Please note: Objections will only be considered where a name and address are supplied.**

Name Mrs...June Atkinson.....BA.....

Address 75 Dunsgreen PONTELAND...Northumberland NE20 9EJ.....

"Llicensing objectives : the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm."..... Licensing Objective

Premises:.....Rialto.....

Reason for Representation:

( continued on separate sheet)

## Notice -of-Representation (3) form from NCC
## 2 of 2

Having lived in Ponteland since 1964, I cannot envisage anything more inappropriate than this application.

The land in question is within and forms part of the **Ponteland Conservation Area**, being an area which is so designated to protect the special character, architectural features, historical significance and value of the Area to the community at large.

It may be argued that the provision of extensive food and drinking facilities, with recorded and live amplified and un-amplified music on every day of the week over such a long part of the day will so alter the character of the Area as to be **completely unacceptable**.

Village I**NFRASTRUCTURE** cannot support the significant increase in **FOOTFALL** and **TRAFFIC**.

**NOISE** emanating from this central site would have a negative impact on the centre of the village affecting:

Homes

Residential buildings

Care and nursing Homes

Churches

Education and Leisure Complex

Having taught at Richard Coates Secondary/Middle School for sixteen years and as a Governor of Richard Coates Primary School, I abhore the whole idea which goes against the ethos of our Conservation area.

This site adjoins the river Pont. The question of POLLUTION must be brought into question. Flood prevention work is being carried out, but people, especially if they are not residents do not always act in a responsible manner.

Signed ..... Date .....11th July 2021.....

**Please send this notice to the address below:**

Licensing Section

Northumberland County Council

Stakeford Depot

East View

Stakeford

Northumberland NE62 5TR Tel: 01670 623856 Email: licensing@northumberland.gov.uk

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**Please note: Objections will only be considered where a name and address are supplied.**

**Name:** KEITH BAILEY **Address:** 36 COLLINGWOOD CRESCENT
DARRAS HALL · PONTELAND
NE20 9DZ

**Licensing Objective:** Prevention of crime and disorder, prevention of public nuisance, public safety

**Premises:** Rialto, 1 Main Street, Ponteland and land adjacent ref NZ 16600 7280

**Reason for Representation:**

**Prevention of crime and disorder**

A development such as this proposal is wholly inappropriate for location in Ponteland Village. It is obviously aimed at attracting visitors from outside the area in large numbers to a location that is already well provided for in respect of restaurants and public houses.

The occupancy of the existing venues provides more than adequate facilities for current residents and visitors alike, a visit to the various establishments in the village at peak times will verify that.

The occupancy numbers of the proposed development suggest a significant potential risk of disorder associated with large numbers of people and the consumption of alcohol and there will no doubt be the need for additional policing. This development is therefore totally inappropriate for Ponteland.

**Prevention of public nuisance**

For similar reasons to those stated above there is also a high risk of public nuisance. Parking in Ponteland Village is limited and attracting the number of people indicated in the plans that have been submitted will give rise to unnecessary congestion and the need for additional policing.

Additionally, as the application includes the playing of music outdoors, both live and recorded, this cannot fail but to have an adverse effect on the quality of life of local residents. Being a relatively small village there are private residential dwellings such as the Dunsgreen, Mayfair Gardens and Eland Haugh that are close to the village centre and it will be impossible for them not to be affected by significant noise pollution.

I would suggest that it will be impossible to adhere to paragraph 19 of the Agreed Conditions that requires amplified music to be inaudible at the boundary of the nearest residential dwelling. A walk around the village will easily prove that point.

At a time where current events have had a significant effect on mental health and wellbeing, the effect of this development and the potential destruction of the quality of life for local residents just cannot and should not be allowed.

**Public safety**

The Agreed Conditions attached to the application require a great deal of security measures to be adhered to. That in itself suggests that there is a risk to public safety. It even states that there is a requirement to advise the police of the seizure of drugs and other illegal items. Whereas this will no doubt be a requirement for similar venues operating in city centres and other high demand social developments, it has to be noted that this is Ponteland Village, a quiet, respectable semi-rural village that does not have the need nor the infrastructure to accommodate this kind of development.

If this proposal is allowed to proceed there is bound to be disruption and an adverse effect on public safety.

**Signed** [redacted] Date 10-7-2021

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

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Name: Andrew Barlow..... ..... Address:

10 Larchlea, Darras Hall, NE209LG.....

..... Licensing Objective: New premises Licence Application ID BRA2121733, Rialto, 1 Main Street, ...Ponteland, and the land next to this, currently used as parking for Rialto's restaurant..., ref NZ1660 72807.....

Premises: ...Rialto, 1, Main Street, Ponteland, NE20 9NH.....

Reason for Representation:

*(continue on separate sheet if necessary)*

**Prevention of crime and disorder**

The application states that incidents of disorder will be recorded. Who will make the judgement on what constitutes disorder, and what will happen to the information? It needs to be used effectively by the relevant authorities. Nothing in the application shows that this is a diligent effective action.

History demonstrates that when some people have been given access to extended drinking hours, then various forms of crime can result. Allowing so many people access to extended drinking hours puts not only Ponteland at risk of this behaviour, but people in the areas where these people live or pass through.

I also feel we need to have information on how attempts at drug dealing would be tackled. It is naive to think that such situations will not occur.

**Prevention of public nuisance**

The application for a licence to sell alcohol on and off the premises for very long hours every day of the week does provide the opportunity for people to drink extensively and cause nuisance for people in the area. We know that this already happens when people drink extensively.

Will customers be off the premises by the stated closing time, or will this time be the time at which people are asked to leave? Large numbers of people leaving any premises produces substantial noise. People who have been drinking tend to be even noisier. The leaving process can take quite a while, and people can and do stand around chatting and calling out to others, making the nuisance factor for local residents even greater.

The music will be heard by local people every day and night of the week. As a comparison, music at functions at Alnwick Gardens Pavilion is rightly regulated for the benefit of residents of Alnwick, who are situated much farther away from the site of the music than the residents of Ponteland are from Rialto.

**Protection of children from harm**

The proposed premises are very close to a nursery, 2 primary schools and a high school. There is already a lot of traffic in, and passing through, Ponteland. Extra traffic will be generated from this proposal, during the school working day, making the situation for children using various forms of travel, including walking, bus, and car travel, to and from school more dangerous.

**Public safety**

As above, the large amount of extra traffic in Ponteland is a matter of great concern, both for children and adults. The premises are situated on a very busy main road, and the turning into the premises is very tight when cars and taxis are dropping people off, as shown in the traffic plan for the proposed development.

I feel we need to know if the Fire Service feel that they will have adequate room to reach the new development. It is also a bottleneck for hundreds of people trying to evacuate the premises in times of a safety issue.

Parking has just been addressed in Ponteland, but this proposal will bring a large number of extra vehicles into the area, and will also result in the loss of Rialto's current parking provision, providing an even heavier burden on parking provision. Residents living in or close to the village are concerned that vehicles will be parked in their streets etc, resulting in access to their houses and drives being blocked or made difficult, and putting pedestrians at risk. Such activity is continually observed in all areas where parking is difficult, eg, school drop offs and pick ups, sports matches - people do not always respect the rights of others, and there is no reason or evidence to suggest the situation at the new development will be any different.

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Name: ...Rosalind Barlow..... ..... Address:

10 Larchlea, Darras Hall, NE209LG.....

..... Licensing Objective: New premises Licence Application ID BRA2121733, Rialto, 1 Main Street, ...Ponteland, and the land next to this, currently used as parking for Rialto's restaurant..., ref NZ1660 72807.....

Premises: ...Rialto, 1, Main Street, Ponteland, NE20 9NH.....

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: Dr Adrian Bint.....

Address: 2 Ashdale, Ponteland, Newcastle NE20 9DR.....

Licensing Objective: Objections to this application.....

Premises: Rialto, 1 Main Street, Ponteland NE20 9NH

Reason for Representation:

*(continue on separate sheet if necessary)*

1 Crime and disorder: The potential for 500 seated customers and 200 standing customers to cause very significant public disorder in the streets near Rialto is very great indeed. The total number of customers in this application is several magnitudes greater than a small town like Ponteland could or should cope with.

2 Prevention of Public Nuisance: The potential for up to 700 customers causing public nuisance in the nearby streets is huge. The large number of cars with nowhere acceptable to park will lead to illegal parking on pavements, obtructions to pedestrians and other road users, and probably parking in residential areas. Loud music played outside until midnight will undoubtably cause serious noise detriment to residents in a wide area around Rialto.

3 Public Safety: A large number of inebriated customers wandering around the streets of Ponteland will feel very threatening to local residents. The considerable problems of parking as detailed above will threaten public safety from vehicle movements and illegal parking on pavements forcing pedestrians into the road.

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I object to the Licence application for;

Licensing Objective: Premises; **Rialto, 1 Main Street, Ponteland, NE20 9NH and land adjacent thereto ref NZ16600 72807**

**Name: John Blundell Address: 2 Riverside Ponteland Northumberland NE20 9PU**

**Reason for Representation:**

Although most would assume this to be a "licence" this is an extensive increase in use of the Ponteland conservation Area for the Food and drinks industry.
This licence fails to adequately provide the infrastructure to achieve sustainable planning in the centre of Ponteland village in a Conservation area, and with significant flooding issues
For licensing and planning purposes the potential area also needs to consider what better use for such a large area as to what other viable mixed economy Ponteland Village centre business.
As such this not just a Licence Planning objection but by implication and proposals that use non-existent infrastructure as also a Planning objection within that remit

From my formal objection based on;

**Non-existent Planning application remit;**

1.Traffic access for such a large proposal,
2.EnvAGy flood debris damage implications of multiple sited static objects.
2.Possible use of an already compromised pedestrian bridge.
4.Open air increased noise to residents especially Care Home.
5.Visual vernacular impact of restaurant infrastructure from Callerton lane tree lined visual amenity.
6. Conservation area detriment.
7. Disproportionate aspiration use for a restaurant business as overuse of the non-owned Village infrastructure facilities.
8. The scale of catering industrialisation of what is supposed to be a Conservation area is not appropriate for the venue.
9. Further light pollution,
10. Taxi Rank parking does not exist or has planning permission.
11. Any increase to accommodate 700 requires subsequent similar parking facilities.

This proposal uses over reliance on parking spaces from elsewhere which are not there. Parking for this "licence" is not viable as not available.

And formally for this Licence objection submission;

**Representation in Objection Licence objectives;**

12. Public Light pollution nuisance to the existing lighting, and adjacent residential properties.

13. Public Noise nuisance to the established quiet vernacular, and adjacent Care homes

13. Public Noise nuisance to the established quiet vernacular, and adjacent Care homes . The noise level would have to be 40dB (conversation level) to be inaudible.

No Sound pressure levels were given in the licence application.

A noisy returant indoors is rated at 90dB.

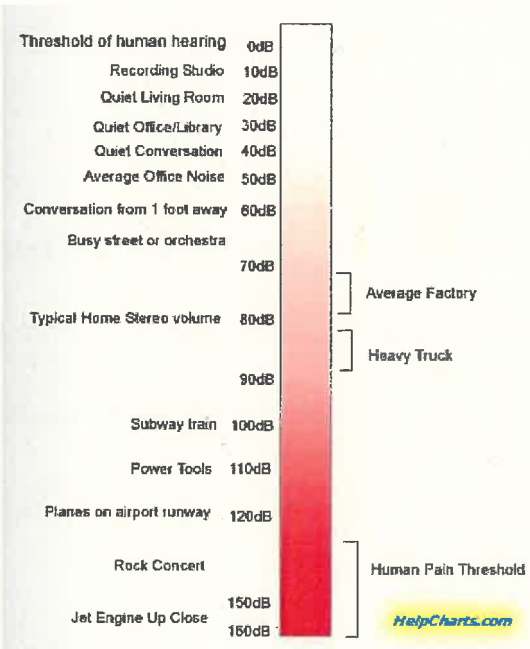
What are decibels, the decibel scale & noise measurement units? (pulsarinstruments.com)

What then when outdoors. 90dB

Live music for entertainment and/or recorded music could not be achieved without nuisance to adjacent residential properties with at least 80dB levels (home stereo) to 120dB (live performance). 80db sound pressure levels would be invasive within a 100mtr radius. Every 3dB as a doubling of that perceived loudness as invasive nuisance as the equivalent to a heavy truck passing by (80dB-90dB).

Understanding the 3dB rule for controlling workplace noise levels (pulsarinstruments.com)

90db noisy restaurant outdoors would be an unacceptable Public nuisance at >90dB to Midnight




Decibel Noise and Range Charts (helpcharts.com)

**HSE Health and Safety Executive**

"The level at which employers must provide hearing protection and hearing protection zones is **85 dB(A)** (daily or weekly average exposure) and the level at which employers must assess the risk to workers' health and provide them with information and training is **80 dB(A)**. There is also an exposure limit value of 87 dB(A), taking account of any reduction in exposure provided by hearing protection, above which workers must not be exposed."

HSE - Noise: Regulations

14. Public Visual nuisance to the established visual vernacular.

15. Parking Nuisance as licence not only intends to remove parking space on their own ground but also is not enough parking spaces for the licence application as such reliant on elsewhere in Ponteland as nuisance impact throughout the village, and nearby streets.

16. The licence application fails to address the Public safety issues of a Pedestrian/vehicle Bridge as not fit for purpose and dangerous without any refence in the licence to that issue.

17. The licence application fails to address the Public safety increased danger and Public nuisance of multiple traffic movements in and out of the only access point exactly at the same position as a busy mini-roundabout.

**Name of Objector::**

Christopher Brummitt RIBA

Address:

61 Dunsgreen,
Ponteland,
Newcastle upon Tyne
NE20 9EJ

Signed ..... ..... Date: 12/07/2021

---

**Licensing Objective:**

Outdoor capacity for 500 seats and 200 standing. Alcohol and music license between 11:00 and midnight 7 days a week, including new one way system behind Lloyds bank for taxi rank

**Premises:**

Open land to the souyth and rear of Rialtos Restaurant, Main Street, Ponteland

**Reason for Representation:** Object

1. **Prevention of crime and disorder:**

It is likely that the gathering of up to 700 people drinking alcohol from 11am until midnight will cause significant noise and public disorder in the centre of Ponteland and on the site and around the limited access and egress points, especially at roundabout at North Road and the A696 particularly on Friday, Saturday and Sunday nights.

The movement of people driving, walking and hailing taxis to and from this venue and others in the town will also increase the risk of accidents and disorder. as there is no other access and the forward visibility at the junction where The Seven Stars and the site merge is difficult, restricted and has severely reduced sight lines at the junction and forward visibility is well below the requirements for increased use of the junction onto the A696. The interaction of pedestrians, taxis and delivery vehicles and the increased number of vehicles parking on double yellow lines on the A696 and leaving the site will cause significant disruption and the potential for conflicts, accidents and disorder.

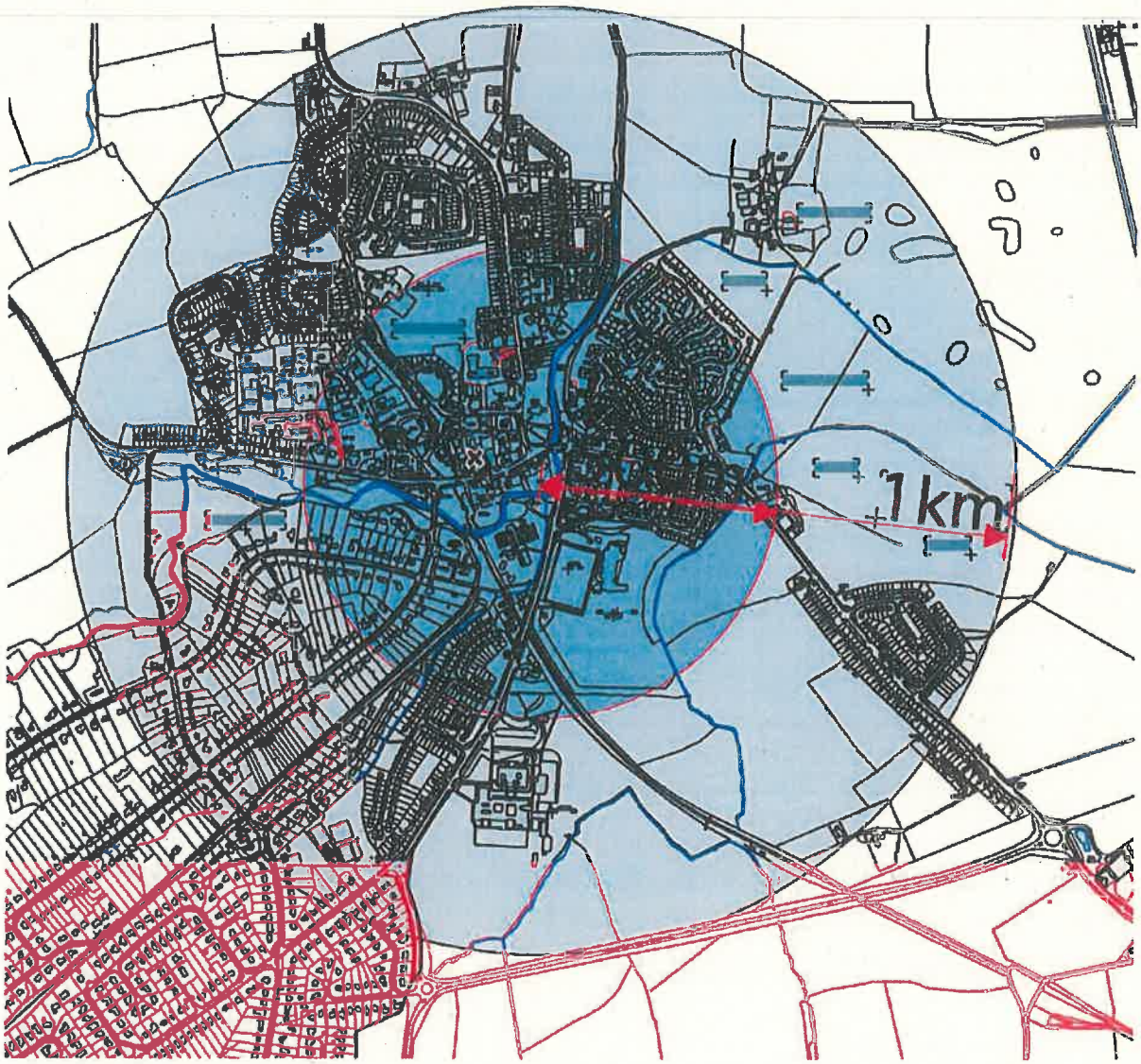
2. **Prevention of public nuisance,**

Objections as 1. above.
The movement of people accessing and leaving the proposed development, particularly after hours will cause a significant public nuisance.

The potential noise and disturbance which live and recorded music, sound systems, entertainers, karaoke machines, TV displays, AV units and DJs together with up to 700 people talking, shouting and singing, would generate on an open-air site, and when leaving, will cause a significant public nuisance to residents- particularly as it is an outdoor site without any possible control of the noise.

A music license and the potential applications for extensions and later opening hours for events could lead to significant additional disturbance if this current application is approved.

It is the proximity of the site to significant numbers of residents living in the area, and within 500m and a kilometre of the site, that will be affected by the noise pollution generated by up to 700 people and the entertainment and music on the site that is the greatest concern. [see map below]



The existing far smaller outside] seating areas for approximately 50 to 100 people at The Seven Stars and the Diamond have generated issues with shouting, singing, general noise, public address speakers and loud music in the last few months, especially during Euro2021. People walking home through residential streets from similar nights out already raise concerns even with limited existing numbers. Granting approval for up to 700 additional people leaving the site would increase the risk of disturbance and public safety significantly.

3. **Public safety:**

Objections as raised in points 1 and 2
The risk of accidents and injury to people using and passing the site, given the nature and uses that are proposed, the operating hours, and the inadequate site access and egress points for traffic and pedestrians onto the busy A696, is significant.

Up to 700 visitors plus staff and entertainers on site will also lead to disorder and disturbance at times given the nature of the uses proposed. The parallels seen on Osborne Road in Jesmond of significant numbers of people moving from venue to venue, blocking roads and causing nuisance highlights the issues which are likely to be created if this application is approved.

Any application on this site for a significantly smaller proposal would raise similar concerns- it is the openness of the outdoor site and the risk of significant noise and disturbance during opening hours to existing residents in the area and at closing times which are contributory factors to public safety and nuisance.

4. **Protection of children from harm:** No obvious issues.

Please send this notice to the address below:
Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

# Notice of Representation

Members of the public can submit representations in objection to or in support of the premises licence applications, within the 28 day consultation period.

Please be aware that for any objections to be considered relevant, they should be submitted before the end of the consultation period and they should address the four licensing objectives in relation to the licensing activity.

The licensing objectives are the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: John Bunting Address: 1 Sandringham Way, Darras Hall, Ponteland, NE20 9AE

Licensing Objective: Crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Premises: Rialto, 1 Main Street, Ponteland and land adjacent thereto ref NZ 16600 72807. RXA.HOL356.1

Reason for Representation:

I wish to object to this application on the following grounds.

**Crime and disorder.**

There are currently four licensed premises, comprising three public houses and one social club, within less than 100 metres of the proposed development. In addition, Waitrose supermarket also sells alcohol for consumption off the premises until 21:00 Monday to Saturday, and 16:00 on Sunday. These premises provide sufficient capacity and adequately serve the needs of the people of Ponteland. This new "attraction" is designed to appeal to people from outside the Ponteland catchment area and will undoubtably increase the potential for disorder. There is already a problem with youths coming into Ponteland from outside the area and anti-social behaviour.

**Prevention of public nuisance.**

The location of this proposed operation is wholly unsuitable. It is proposed that the venue, (which will have a total capacity of around 500 people) be allowed to have live and recorded music outdoors from 11:00am until midnight. There are five blocks of retirement and care homes within 250 metres of the proposed development, the closest being Athol House, Callerton Lane, Ponteland, which is only 50 metres away, and the noise from both the live and recorded music would present a gross intrusion into the homes of the elderly residents at all of these locations. There are also two churches which hold regular Sunday and midweek services within 100 metres.

As for the claim by the applicants that there will be no noise heard beyond their boundaries: who will monitor this and how? What happens when the wind direction changes?

The public transport system serving Ponteland is poor. Pre-pandemic: parking in Ponteland was a real problem. This proposal reduces the total number of spaces available in the village and increases the pressure on those which remain.

**Public safety.**

The level of policing in Ponteland is insufficient to safely handle a venue of this size where there could be a substantial crowd on numerous occasions. The fact that alcohol is planned to be sold every day from 11.00am to Midnight will increase the possibility public order disturbances.

**Protection of children from harm.**

There are three schools within 250 metres of the proposed development. The noise from both the live and recorded music, which is proposed be allowed from 11:00, would be a gross distraction for the pupils and present the teaching staff in all of the schools with problems trying to maintain the attention of the pupils they are trying to teach. This would harm the education of the children, thus harming their long-term life prospects. Additionally, it could become an open-air attraction for some of the older high school children.

Signed : John Bunting Date 14 July 2021

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
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NE62 5TR

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12 JUL 2021

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: T J CAMPBELL Address: 43 ERRINGTON ROAD PONTELAND NE20 9LB

Licensing Objective:

Premises: RIALTO 1 MAIN ST, PONTELAND

Reason for Representation:
*(continue on separate sheet if necessary)*

The activity indicated in this application is for outdoor music - live and recorded in premises serving food and alcohol. Presumably audiences in excess of 500 are anticipated, since no licences is required for less. The vast majority of these audiences is likely to come from outside Ponteland and, since public transport, other than taxis, is virtually non existant, there is bound to be major traffic congestion and noise, leading to disorder and public nuisance. The increased volume of traffic late at night is also detrimental to public safety. All those people coming out into the centre of Ponteland late at night could result in scenes of disorder such as those seen regularly in the centre of Newcastle, but without the policing required to maintain order. It is stated in the 'Agreed Conditions' that music from the outside entertainment will be inaudible at the nearest domestic residence. This is patently impossible as the nearest house is only about 50 [illegible] away from Rialto. Such music will definately be a public nuisance.

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12 JUL 2021

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: MRS Y. CAMPBELL

Address: 43 ERRINGTON RD
DARRAS HALL
PONTELAND NE20 9LB

PREMISES
REF. NZ1660072807

Licensing Objective:

Premises: RIALTO 1 MAIN ST, PONTELAND, NE20 9NH

Reason for Representation:
*(continue on separate sheet if necessary)*

I object to this premises application on the understanding that it is to be used as The provision of live music both indoors and outdoors along with the sale of alcohol for consumption both on and away from the premises until late evening.

I believe the above to have a major impact on all 4 licensing objectives and the size of the village would have difficulty handling a further 500 revellers. This has been demonstrated in regular evening events such as the annual free New Years Eve firework display which attracts vast numbers of young people to the pubs and village and we have witnessed many incidences of bottles & glasses being hurled by youngsters under the influence of alcohol. We now no longer attend this event as a family because of the clear danger to our safety.

We certainly have objection to this becoming a regular occurance in a village known for looking out for each other.

I worry for the already fragile state, through covid, of our significant elderly feeling vulnerable to such displays.

Parking is already a huge problem here and further



https://www.northumberland.gov.uk/NorthumberlandCouncil/Comments/premises%20applications/Notice-of-Representation.aspx 05/07/2021 19:13

vehicles trying to find places to park would threaten public safety and cause major disorder and nuisance to the public.

I strongly object to this application and hope you will consider the well being of our village community as a priority

Signed ..... ..... Date 5/7/21

**Please send this notice to the address below:**
Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

12 JUL 2021

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**Please note: Objections will only be considered where a name and address are supplied.**

Name Mr and Mrs T Charlton.....

Address: 37 Dunsgreen Ponteland.....

LicensingObjective: Prevention of crime and disorder, prevention of public nuisance, public safety.....

Premises:

Rialto

1,MainStreet Ponteland

NE20 9NH.....

Reason for Representation:

*(continue on separate sheet if necessary)*

We would like to lodge our objections to the proposed development at Rialto restaurant Ponteland.

The CCTV security will only cover the area within the proposed venue leaving the area outside to be covered by the Police. At present there does not appear to be the police presence located locally to deal with the present antisocial behaviour and so we are concerned any additional requirement of their services due to the large capacity of the proposed venue could not be met.

Another concern we have is the proposal of live and recorded music from 11 am till late seven days a week as at the odd time when live music is played at other venues in Ponteland we can hear this quite plainly at our residence. This music is usually for 2 or 3 hours on a Sunday afternoon not every day of the week till late at night.

We are also concerned that the proposed venue is not in a suitable location to cope with the comings and goings of large groups of people especially at closing time.

The original Rialto restaurant has over the years attracted many people including families with young and elderly members who have had safe and close access from the current car park. If this proposal goes ahead this car park will be lost with no alternative safe parking shown on the plans and no other parking available in close proximity to the venue. The one-way road system shown on the plan will also take away some parking spaces.

Signed

Trevor Charlton Eileen Charlton.....

Date 06/07/21.....

**Please send this notice to the address below:**

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Northumberland County Council
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East View
Stakeford
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**Please note: Objections will only be considered where a name and address are supplied.**

Name: Lawrence Connelly Address: 28 Beech Court, Darras Hall, Ponteland, NE20 9NE

Licensing Objective: Crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Premises: Rialto, 1 Main Street, Ponteland and land adjacent thereto ref NZ 16600 72807. RXA.HOL356.1

Reason for Representation:

I wish to object to this application on the following grounds.

**Crime and disorder.**

There are currently four licensed premises, comprising three public houses and one social club, within less than 100 metres of the proposed development. In addition, Waitrose supermarket also sells alcohol for consumption off the premises until 21:00 Monday to Saturday, and 16:00 on Sunday. These premises provide sufficient capacity and adequately serve the needs of the people of Ponteland, as has been shown by the fact that The Blackbird Inn has been closed for long periods over the last 15 years due to lack of customers. Additional capacity attracting many people from outside the Ponteland catchment area will increase the potential for disorder, as there is already a problem with youths coming into Ponteland from outside the area and anti-social behaviour.

**Prevention of public nuisance.**

The location of this proposed operation is wholly unsuitable. It is proposed that the venue be allowed to have live and recorded music from 11:00 until late at night. There are five blocks of retirement and care homes within 250 metres of the proposed development, the closest being Athol House, Callerton Lane, Ponteland, which is only 50 metres away, and the noise from both the live and recorded music would present a gross intrusion into the homes of the elderly residents of all of these homes.

The public transport system serving Ponteland is poor and there is insufficient parking in Ponteland to accommodate the vehicles that would be used by people that could be attracted to this development.

**Public safety.**

The level of policing in Ponteland is insufficient to safely handle a venue where there could be a substantial crowd on numerous occasions, especially each weekend, in the event of any public order disturbance, a probability that is increased where alcohol will be served all day long.

**Protection of children from harm.**

There are three schools within 250 metres of the proposed development. The noise from both the live and recorded music, which is proposed be allowed from 11:00, would be a gross distraction for the pupils and present the teaching staff in all of the schools with problems trying to maintain the attention of the pupils they are trying to teach. This would harm the education of the children, thus harming their long term life prospects.

Signed Date 14 July 2021

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: Adam Cooke..... ..... Address: 177 Middle Drive, Ponteland NE20 9LU.....

Licensing Objective: prevention of public nuisance .....

Premises: REF NZ16600 72807 Rialto, 1 Main Street, External drinking area.....

Reason for Representation:

*(continue on separate sheet if necessary)*

The application and conditions state that "Noise from amplified live and recorded music ... shall be inaudible at the nearest residential dwelling"

Given the small distance between the site boundary and the nearest residential receptor this condition is extremely unlikely to be achieved in practice.

Inaudibility is subjective but in this case could mean a noise level below 20 dB(A). In my experience, patrons of music venues complain when the music noise level is below 93 dB(A), noise levels in music venues are regularly above 100 dB(A). Therefore, even at the low end of source noise level appropriately 70 dB of attenuation is required between the source and the receiver. The distance and design of the development may provide 45 dB of attenuation, although it will be lower at low frequency, resulting in a noise impact of 48 dB(A) an will contain significant low frequency noise. Low frequency noise is more likely to generate complaints

This level of noise impact will be clearly audible and is highly likely to represent a public nuisance. I would anticipate the noise impact at the residential receptor to be such that the lyrics and song are clearly identifiable.

Noise emissions from open air venues are extremely difficult to control, lower source noise levels represent the only practical solution and are unlikely to meet the Applicant's or their client expectations.

Similar applications have been recently been refused at Strawberry Place in Newcastle City Centre. The Trimmers Arms in South Tyneside is a similar style venue with residential properties at a similar distance, there have been a large number of complaints and I understand the Local Authority will serve an abatement notice imminently.

The scales, style and use of this proposed venue is not compatible with residential dwellings in close proximity.

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: Mr. J Cornwall..... ..... Address: 10 Callerton Court

Ponteland

NE20 9EN

Licensing Objective:

Crime and disorder

Public nuisance

Public safety

Premises: Planning Ref NZ16600 72807 - Rialto, 1 Main Street, Ponteland

Reason for Representation:

The proposed plans for the extension to the Rialto premises to accommodate up to 500 people is a recipe for disaster. Whilst it can be argued that this will bring revenue into Ponteland, the existence of such a venue with such a large gathering of people, consuming alcohol has the potential to descend into a typical Saturday night in Newcastle comprising drunkenness, unruly anti-social behaviour, violence and vandalism. Additional policing would be required to ensure the safety of the public, especially at the end of the evening. I find it hard to believe that 'noise' emanating from live performances will not cause disturbance to local residents, especially to those living in the McCarthy & Stone flats or to those living directly opposite to Rialto in Athol House, Mayfair Gardens and Fairney Edge or even to people living in Duns Green.

Surely there is enough provision in Ponteland already with 3 pubs, 2 craft beer venues and all the restaurants. This application will create an influx of people to Ponteland on a regular, nightly basis in addition to additional traffic, especially if a late night taxi rank is established to take revellers home.

*For these reasons I wish to submit my objection to this application.*

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# Fw: NZ 1660072807 licensing application by rialtos for land at rear in ponteland village

Helen Tait <Helen.Tait01@northumberland.gov.uk>
on behalf of
Licensing Mailbox <Licensing@northumberland.gov.uk>
Thu 15/07/2021 06:07
**To:** Helen Tait <Helen.Tait01@northumberland.gov.uk>

Licensing Team
Business Compliance & Public Safety Unit
Housing and Public Protection Service
Northumberland County Council
Stakeford Depot
East View
Stakeford
NE62 5TR

T: 0345 600 6400
E: licensing@northumberland.gov.uk

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**From:** Martyn Crinson - Bowson
**Sent:** 14 July 2021 21:15
**To:** Licensing Mailbox <Licensing@northumberland.gov.uk>
**Subject:** NZ 1660072807 licensing application by rialtos for land at rear in ponteland village

To whom it may concern

I would like to lodge my objection to the planned outdoor entertainment/ drinking area. I am aware that the applicants, an ex ponteland publican landlord and current restauranteur intend to create a city centre type (The stack style) drinking and entertainment out-door area which i believe will create noise pollution, anti social behaviour and general neighbourhood disturbance. Ponteland village has enough pubs and restaurants to meet the demand from locals and nearby villages. This arrangement would probably temporarily draw in more customers adding to the all of the obvious problems associated with late night drinking. We know from the experience of festivals which although enjoyable and only once a year create a air of drunken behaviour linked to petty crime and damage. A weekend routine of festival time entertainment would result in more glasses being left smashed around the village and drunken anti social behaviour together with the sound of music and public noice travelling to nearby village residents on Main Street, Darras Road, Belle Villas, North Road, west road callerton land, Dunsgreen and Eland Haugh estate.

Regards

Martyn

Martyn Crinson

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12 JUL 2021

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: Roger Critchell..... ..... Address: 55 Eastern Way Ponteland NE209RE .....

..... Licensing Objective: ..... RXA.HOL356.1.....

Premises: ...Rialto, 1, Main Street, Ponteland.....

Reason for Representation:

**I wish to object to the application of a premises licence under S17 Licensing Act 2003 for the following reasons**

The premises concerned is situated on a main thoroughfare through central Ponteland and is in an area where there are numerous public houses and restaurants who fulfil the needs of local residents and visitors. These currently operate to a high standard attracting a diverse audience of families, old and young alike.

The area is already experiencing crowding with a significant increase in vehicle and pedestrian traffic both weekday evenings and weekends from persons visiting the respective premises that I have mentioned. This is having an impact on local residents but it is sustainable at this time.

The infrastructure as it currently is in Ponteland cannot be expected to deal with the additional issues that are likely to occur as detailed below;

**Crime and Disorder**

The proposal of having a further 500 people into an already crowded area will need Policing. The Police are stretched now with the nearest resource being at Etal Lane and limited, almost existent, patrolling in the village. The fact that the intention is that live music and the service of alcohol will be throughout the 7 days is statistically

almost certainly to attract a younger element of clientele. This will bring with it antisocial behaviour, drunkenness and almost certainly drug abuse within the premises or more likely the streets and surrounding public spaces. This unfortunately is a proven social fact in England at present. People spilling onto the street and public spaces will result in crime and possibly local people attempting to intervene. Therefore, the likelihood of assault is realistic and a reasonable assumption. This will require the services of paramedics in addition to the Police.

**Public Nuisance**

Noise pollution will be impossible to control. This will have a significant impact on the local community. Also, it will impact on the other public houses and restaurants. This will make visiting those premises for family pleasure and personal enjoyment very uncomfortable.

In addition, who will clean up the mess that is left behind by large crowds particularly when they all vacate at closing. Litter is of high concern to the community at present. Evidence of this can be found on local websites and community chat groups.

**Public Safety**

As already mentioned, the premises exit onto a main pedestrian and vehicle thoroughfare, the A696 which is a main route to Scotland and busy. Even if exiting is to the rear, people will have to come onto the main throughfare as the rear backs onto a river. The likelihood of personal injury and road accidents is very high. Again, this will impact on our stretched public services.

Parking is an issue in the village there just isn't enough to deal with some 500 additional people. Areas for Taxi's to operate in is limited having regard to the river and the main road. The bus service stops at night so people becoming stranded is a real possibility and when under the influence of alcohol injury by falling into the road and or the river is likely.

**Protection of Children**

Noise pollution affecting nearby residential areas will happen and impact on family live particularly as its planned to be 7 days of activity in a week will be unavoidable. This leads a detrimental effect on children's lives and could increase domestic abuse through parents become frustrated

Signed ..... ..... Date ..... 6th July 2021

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email:

Northumberland County Council
Stakeford Depot
East View
Stakeford
NE62 5TR

T: 0345 600 6400
E: licensing@northumberland.gov.uk

---

**From:**
**Sent:** 12 July 2021 18:31
**To:** Licensing Mailbox <Licensing@northumberland.gov.uk>
**Subject:** RXA.HOL.356 Rialto licensing Objection 12th July 2021

Dear Sir/Madam,

I wish to object to the change in licensing application made by Rialto Restaurant Main Street Ponteland due to the points outlined below:

1) **Public Safety -** This will be compromised due to the large capacity of the proposed development as there is not a large enough Police presence in this small village to cope with the large crowds arriving or leaving the venue. Large crowds pour onto the street and onto the A696 road at closing time. Also due to inadequate parking at the venue this could cause taxis and cars dropping off at the venue or collecting clients to back up onto the A696 road subsequently blocking an already busy road and roundabout.

2) **Prevention of Crime & Disorder -** Crime and Disorder would be a great concern due to large numbers of intoxicated persons leaving the premises on mass at closing time and not being able to get away from Ponteland due to lack of public transport after such late hours.

3) **Public Nuisance -** Public nuisance would be cause to Ponteland residents due to music being played from 11am to midnight from the outdoor venue proposed. Loud noise will be generated from the music throughout most of the days in the week, as well as noise pollution generated from large volumes of crowds both inside the restaurant as well as the outside venue proposed.

Please note - Also find attached the signed Notice of Representation and Signed Objection Documents

Yours Sincerely

Peter Crowle

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# Notice of Representation

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The licensing objectives are the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: .....Suna Miah..... ..... Address: Rialto, 1 Main Street, Ponteland, NE20 9HN

Licensing Objective: Prevention of public nuisance and crime and disorder.

Premises: Rialto, Main Street, Ponteland, NE20 9HN

I live in Dunsgreen, Ponteland and am objecting to this licence on grounds of prevention of public nuisance and crime and disorder.

**Prevention of public nuisance**

There are 3 other public houses in the village and when live music is played at these venues it can be heard loudly in the surrounding area including at my address. These premises are further away than Rialto and therefore the statement made in point 19 of the application (shown below) is highly inaccurate. I question how the applicant has made the judgement that the sound will be inaudible at the boundary of the nearest residential dwelling.

There is no provision for parking in the proposed plan. Parking is already an issue in the village and if the applicant is presuming his customers will use the public car parks in the village this will have an impact on the surrounding residential streets causing a nuisance, when these car parks are full.

**19 Noise from amplified live and recorded music arising from regulated entertainment held within the designated premises, shall be inaudible at the boundary of the nearest residential dwelling.**

**Crime and disorder**

I would like to question point **15 Overnight security staff will remain on site as a protective and crime prevention measure.** No other venue in the village has overnight security staff. The fact the applicant is stating in his application, overnight security staff will remain on site, is very concerning as if crime and disorder is expected at this venue.

Signed .....Emma Denham Date 7.7.21

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Licence application for Suna Miah Rialto's Restaurant 1 Main Street Ponteland

stephen dobbison

Tue 06/07/2021 23:13

**To:** Licensing Mailbox <Licensing@northumberland.gov.uk>
**Cc:** stephen dobbison

# Notice of Representation

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Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: Stephen Dobbison Address: Rowan House, The Old Orchard, North Road, Ponteland NE20 9UE

Licensing Objective: Prevention of crime and disorder, prevention of public nuisance, public safety, and the protection of children from harm

Premises: Rialto, 1 Main Street, Ponteland, NE20 9NH and land adjacent thereto ref NZ16600 72807

weekend is unacceptable. Granting of this licence will leave the residents of Ponteland having to endure even further noise pollution not only from live music but rowdy patrons. Will this village ever be peaceful and free from constant amplified crooning?

The site upon which The Venue is to be positioned is currently a piece of unused ground which did have planning permission for a number of dwellings. This ground is currently used most evenings and weekends for people parking their vehicles who are visiting Rialto's Restaurant. Over weekend evenings there are upwards of 30 vehicles parked there and many are left overnight. If this site is granted its licence and developed the car parking situation within Ponteland is to become a major problem to the residents of the village. This will only be exacerbated with more vehicles entering and staying in the village to visit The Venue.

The entrance to the proposed site through a small car park via an access road directly off a roundabout on a busy A road junction will undoubtedly cause concern and public safety issues for residents who are on foot and in vehicles. The only other way out of the proposed site is across a small stone footbridge which spans the River Pont. This bridge is very narrow with a weight restriction and unguarded sides. This bridge also leads directly out onto the proposed and already granted retirement village development.

As previously mentioned Ponteland has a thriving night time economy and over the last few years it has been noted by the residents of the village that many people in the licensed premises are not local. With the increasing numbers attending the village on an evening there inevitably has been a rise in anti social behaviour. Bringing a sprawling outdoor entertainment venue to a small village with alcohol and music will, in my opinion and experience as a former Police Officer, give rise to a much greater level of crime and disorder and potentially hinder the safety of local residents.

For the above reasons we ask you then to dismiss the application by Suna Miah as it will be wholly unfair to the residents of Ponteland.

Signed Stephen Dobbison Date 6th July 2021

**Please send this notice to the address below:**



Licensing Section

# Notice of Representation

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Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: Richard Dobson Address: 7 Ashdale, Ponteland, NE20 9DR

Licensing Objective: Prevention of crime and disorder, Prevention of public nuisance and Public safety

Premises: Rialto, 1Main Street, Ponteland NE20 9NH

Reason for Representation:

*(continue on separate sheet if necessary)*

I write to make a representation opposing the grant of a new premises licence for Rialto, 1 Main Street, Ponteland.

The proposed application is alien to the current village environment and threatens to destroy the current amenity enjoyed by residents of Ponteland. The village centre has one main road running through it and enjoys a peaceful atmosphere. The village green and parish church are immediately adjacent to this application.

The application shows seating for more than 240 persons. However, the Applicant does not offer any condition requiring persons to be seated when eating or drinking in the area. The capacity of the external area is therefore several hundred persons. When considering the potential capacity, the toilet provision seems wholly inadequate. As a result, I have very real concerns that this will lead to considerable nuisance and anti social behaviour in the village.

I have equally serious concerns about highly intoxicated persons leaving the site at the end of the evening and causing nuisance, crime and disorder in the locality. At a recent Pub Watch meeting, it was explained that with the scale of police cover in Ponteland when this type of problem arises, there may be a need to call Hexham for police resources. This would necessitate a considerable delay in summoning that

response, which serves only to considerably amplify my concern, given the sheer size of this venture and the potential volume of highly intoxicated people.

In this instance, I note that the Applicant has made no firm proposals (by means of condition) to employ properly trained door supervisors to monitor and control the area which will trade from 11.00 until the late evening throughout the week. In this regard, It does seem to me the application is drafted in such a way that makes the intended hours somewhat opaque.

The Applicant does not indicate in their application that they wish to provide live or recorded music. However, if the application is approved, live and recorded music would be permissible in this area between 11.00 – 23.00 to an audience of up to 500 persons. Although the Applicant's intentions are unclear, they could potentially allow DJs and amplified live music throughout the day for hours at a time, this could be especially popular at weekends. An outdoor venue of such a scale and size will dramatically change the intrinsic village amenity enjoyed by residents, with noise levels presenting a unjustifiable nuisance to residents.

The application shows access to the proposed facility will be via the narrow existing exit from the roundabout on the A696. It then shows a one way road with egress via an existing exit which traffic from the Severn Stars Public House use. Apart from these current narrow ingress and egress roads, which themselves are wide enough for only one car, no road exists to connect them. In plain terms, no such one way road exists. The existing ingress and egress road serving the Rialto is from the roundabout on main A696 running through Ponteland. There are already frequent instances of taxis stopping at the roundabout to pick up/drop off customers to the current Rialto restaurant; and of people collecting takeaways from the restaurant parking fully on the pavement. This causes nuisance to residents trying to drive through the village; safety concerns for pedestrians trying to walk through the village; and road safety concerns as cars attempt to rejoin the A689.

It appears also that the proposed development removes the existing parking for cars visiting the Rialto. Taken together, both these issues only exacerbate my concerns over public nuisance and safety.

I note that there have been no application for Planning permission for this project. Not withstanding my objection to the granting of the licence sought, it seems to me that, given the latter concerns I have raised, any licence application is also completely premature.

Signed Richard Dobson

Date 12 July 2021

# Notice of Representation

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Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: ....Lesley and John Eltringham..... ..... .....
Address: 10 Brooklands Darras Hall NE20 9LZ.....

Licensing .....Alcohol and Entertainment

Objective: Prevention of public nuisance , crime and disorder and public safety

Premises: Rialtos

Reason for Representation:

As local residents we feel that the extension of the licence for alcohol and music outside till midnight, every evening, will disrupt the local area immensely. The numbers of people involved highly exceeds the ability of the area to cope with any disorder caused by this establishment. (Notionally an additional 500 people sitting and 300 standing) This will also affect existing businesses in Ponteland. There are additional objections which will relate to planning.

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**Please note: Objections will only be considered where a name and address are supplied.**

Name:...Helen Foley Address: 99 Darras Road, Ponteland, Newcastle upon Tyne NE20 9PQ

Licensing Objective: a, b, c, d and e

Premises: Rialto, 1 Main Street, Ponteland, Newcastle upon Tyne NE20 9NJ Ref: NZ16600 72807

Reason for Representation:

*(continue on separate sheet if necessary)*

a) General – all four licensing objectives (b,c,d,e)

The application states that the conditions are appropriate and proportionate.

I disagree. The conditions are vaguely worded and lack positive commitment to ensuring a safe and peaceful environment at and near the premises. Some examples are listed under each of the licensing objectives below:

Ponteland is not populous enough to justify such a large venue and it does not have the facilities to safely cater for large numbers of patrons travelling from outside of the village to attend these premises for events. The outdoor facilities of other licensed premises in the village are in the region of 10% of the size of this application. I suggest limiting the numbers applied for by Rialto to a similar size to be more in keeping with culture and nature of the village.

b) The prevention of crime and disorder.

The conditions details only that records of drug seizures shall be kept. Not that any pro-active steps will be used to prevent use of or dealing in drugs on the premises.

c) Public Safety

The conditions detail only that the records of ejections of patrons and incidents of disorder shall be kept. Not that any steps will be used to manage the patrons, either on or outside of the premises.

d) The prevention of public nuisance.

The conditions detail only, that steps shall be taken to reduce the level of noise where it is likely to cause a disturbance to local residents. (What steps do they intend to take?) and It does not describe whether steps will be checked for effectiveness or whether the local residents will be consulted on the efficiency of the measures taken. The mitigation of noise disturbance is limited to that from regulated entertainment and omits to mention the noise from people at the premises, crowds arriving or leaving, cars, taxis, etc.

e) The protection of children from harm.

Given that the application is for entertainment from 11am to midnight and 7 days per week then the increased activity in the area will inevitably impact on people that retire to bed early. This will include children.

The lack of parking at the premises will increase the risk to children as customers will be inclined to park on residential street, and when picking up/dropping off will park on double yellow lines, which is illegal but is happening at most of the venues at present

Signed Helen Foley Date 13 July 2021

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

# Notice of Representation

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Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: ...Gary Foster ..... Address: .....4 Deyncourt, Ponteland, Northumberland, NE20 9RP.....

..... Licensing Objective: .....All referred to as a, b, c, d, e below

Premises: Rialto, 1 Main Street, Ponteland, NE20 9NH, and adjacent land ref NZ1660072807.....
...

Reason for Representation:

a) General – all four licensing objectives (b,c,d,e)

I disagree that the conditions are appropriate and proportionate. There is minimal commitment to ensuring a safe and peaceful environment at and near to the premises.

The size and population of Ponteland is not large enough to justify the size of venue outlined in this application. The village does not have the infrastructure nor facilities to safely cater for the increase in people traveling from outside of the area to attend the premises. The outdoor facilities of other licensed premises within the village are around 10% of the size of this application, and it would seem appropriate to limit the proposed site to a similar size to remain in keeping with the culture and nature of the village

b) The prevention of crime and disorder

The conditions detail that records of drug/illegal item seizures shall be kept, but does not outline any pro-active steps to prevent incidents of crime. Such an increase in customer numbers will inevitably bring an increase in incidents

c) Public safety

The conditions detail only that records of ejections and incidents of disorder will be kept, but does not outline any pro-active steps to manage behaviour of customers on or around the site. Such an increase in customer numbers will inevitably bring an increase in negative incidents.

Additional traffic around the area coupled with an increase in number of people (attending the venue or making their way around the village) will also present an increased risk to pedestrians.

d) The preventions of public nuisance

The conditions detail that assessments will be made regarding noise levels and that appropriate steps will be taken to reduce this where disturbance to local residents is likely. It does not describe if and how local residents will be involved in this process in terms of assessing disturbance nor the success of the measures taken.

It also states that noise from amplified live and recorded music arising from regulated entertainment held within the designated premises shall be inaudible at the boundary of the nearest residential dwellings. Given the proximity of residential properties across the river on Callerton Lane this would seem almost impossible. Experiences of local residents over recent months with outside live music at other venues within the village has been negative.

In addition, the conditions only refer to regulated entertainment, and do not take into account additional noise and disturbance from people arriving/leaving, additional traffic, etc. Additional traffic and lack of on-site parking is also likely to have a negative impact on local residential streets.

e) The protection of children from harm

The application is for entertainment from 11am – midnight, 7 days a week. This increased activity and associated noise levels will inevitably impact on those who spend time outside in and around the village (including schools, leisure facilities and residential properties), and go to bed early, including children. The increase in patrons coming from outside of the village and lack of parking on site will have an impact on traffic levels and parking around and on local residential streets.

Signed ..... Date .....12/07/2021.....

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

Licensing Department
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

13th July 2021

Dear Sir/Madam

**Rialto, 1 Main Street (and adjacent land), Ponteland, NE20 9NH**
**Premises Licence application**

I operate a business in the vicinity of the applicant premises and am extremely concerned by the Premises Licence application submitted by Suna Miah, particularly for a large external licensed area.

I believe that granting the premises licence would be inconsistent with the licensing authority's duty to promote the licensing objectives.

I am greatly concerned that the application will undermine the promotion of the licensing objectives, particularly the prevention of crime and disorder and prevention of public nuisance.

In terms of the proposed external licensed areas, the application seeks to permit the sale of alcohol, provision of live music, recorded music and late night refreshment in a very large external licensed area.

It is noted that for live music, recorded music and late night refreshment that the box on the application where further details are to be provided (for example but not exclusively whether or not music will be amplified or unamplified etc) that nothing is stated and therefore the application is deficient in that regard.

The Committee should also be aware that any area licensed for the sale of alcohol automatically obtains the benefit of a deregulation whereby live and/or recorded music can be provided within it until 23:00 as long as the audience does not exceed 500 persons. This means that any assurances provided in the application that live or recorded music will cease earlier than 23:00 are not legally binding so I would request that the external areas are not licensed for the sale of alcohol whatsoever.

Bearing in mind the above deregulation, this means that the only reason to apply for live and/or recorded music as part of an external area is if the audience is to exceed 500 persons. I am therefore particularly concerned that the applicant putting forward these forms of regulated entertainment externally could provide

such activities for a very large amount of people with consequent concerns about crime, disorder, anti-social behaviour and nuisance.

In addition, the fact that late night refreshment has been sought until 23:30 clearly means that the applicant intends to have customers present in that area until at least that time on a Friday and Saturday.

I also have concerns about public nuisance and safety issues being caused by lack of car parking facilities for any attendees to the premises. There is very limited car parking in the area with many businesses having parking control cameras in place.

I believe that the proposed external licensed areas element of the application should be rejected in its entirety but if the Committee are minded to grant this element of the application then robust conditions should be imposed creating a terminal hour on use of the area and limiting its capacity to 100 persons or otherwise if the capacity exceeds that level for SIA registered door supervisors at a 1:75 customer ratio (or part thereof) to be deployed to supervise the outside area. It is also requested that any sale of alcohol in the outside area only be permitted when purchased with food to be consumed as ancillary to the consumption of that food.

A full list of proposed conditions I believe that are appropriate and proportionate in the circumstances are appended to this letter, although my position is still that the Premises Licence application should be rejected.

Should you have any queries, or require further detail, please contact me.

I look forward to hearing from you.

Yours faithfully

**Paul Gibbs**

**1 Low Haugh, Ponteland, NE20 9XN**

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: Mel Goodliffe Address: 20 North Road, Ponteland NE20 9UH

Licensing Objective: Prevention of crime and disorder, prevention of public nuisance, public safety, and the protection of children from harm

Premises: Rialto, 1 Main Street, Ponteland, NE20 9NH and land adjacent thereto ref NZ16600 72807

Reason for Representation:
*(continue on separate sheet if necessary)*

**My representation is one of objection.**

1. **Prevention of crime and disorder.**
    a. **Drugs** - Albeit anecdotal in the main but witnessed first-hand in three licenced premises within Ponteland on several occasions, increased drug use is a possibility with another licenced premises and I see nothing in the Agreed Conditions to give comfort that adequate management/supervision etc has been considered.
    b. **Anti-Social Behaviour** – Ponteland has seen increased anti-social behaviour in recent times which one appreciates could be levelled at a growing population but given the attraction of the village to both residents and outsiders, largely because of the existing licenced premises, I would level additional concerns regarding the control and behaviour of an increased (predominantly) night-time population.
    c. **Parking** – The location has and continues to be used for car parking for, predominantly, Rialto's existing restaurant. I'm not sure what the legal interpretation of 'disorder' is but relocating that parking requirement to accommodate this new facility will impact the villages already limited and/or restricted parking options.
2. **Prevention of public nuisance** – As I understand it, public nuisance traditionally dealt with environmental nuisance such as noise, smells and obstruction, but the focus is now also on more general forms of public misbehaviour. The increased noise and smells alone that such a substantial outdoor entertainment venue creates are sufficient in objecting to these plans. I'm not qualified to say where "crime and disorder" ends and where "prevention of public nuisance" begins. The Agreed Conditions make no reference to smell and Point 19 is arguably unenforceable and simply exacerbates the noise issue experienced for some time from The Seven Stars and The Diamond.
3. **Public safety** – I believe the above two points represent my views on public safety, but I would make additional reference to **a)** proximity to the river **b)** proximity to the neighbouring licenced premises (The Seven Stars) **c)** increased pedestrian and motorist safety at what is an extremely busy A road including the adjacent roundabout/junction and bridge, neither of which are particularly pedestrian nor motorist 'friendly'.
4. **The protection of children from harm** – The Agreed Conditions appear to include sufficient reference to the protection of children from harm.

In summary, whilst the Agreed Conditions are well intentioned, the management and operation of the existing restaurant appears competent and everybody admires and encourages entrepreneurism, this development is a step too far in terms of general disruption, noise, smell, parking, security, and safety. It also does call into question the number of licensed premises in the village which, by my count, is 14. Whilst Rialto is an incumbent licensee the size of the proposed development dramatically increases the number of customers across these 14 establishments which will have a detrimental impact on all aspects of village life. Accordingly, I object to the application.

Signed

Date 6th July 2021

**Please send this notice to the address below:**
Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

John Gaunt & Partners

Licensing Solicitors

Our Ref: CG/CG/GEN2/NOR355/1

Licensing Section
Northumberland County Council
Stakeford Dept
East View
Stakeford
NE62 5TR

12 July 2021

Dear Sirs,

**Application by Suna Miah for a premises licence in respect of Rialto Restaurant, 1 Main Street, Ponteland NE20 9NH and land adjacent thereto**

We are instructed by Northumberland Pub Co. Ltd the Operators of the Blackbird Inn, North Road, Ponteland, NE20 9UH located approximately 150m from Rialto. The courts have recognised that trade objections can and do place valuable material before decision makers that they would not otherwise see.

The Blackbird is in a direct line of site from the front door of Rialto and its adjacent car park entrance.

Our client wishes to oppose the grant on a new licence to Mr. Miah in the terms currently outlined in his application.

Our client has no objection to the current operation of Rialto. They object to those elements of the application which seeks to extend licensable activities to an area of open land at the rear of Rialto ('rear area').

**Lack of transparency**

The lack of transparency in the Application is of particular concern. The Application is devoid of any meaningful description of the type of venue proposed to be operated.

So far as our client is aware the land in question has not been subject to any planning application associated with licensable activities therefore there are no indications or limitations on the type of venue proposed in this instance.

This apparent decision by the Applicant to withhold clarity on their proposals is a conscious choice and is the cause of some alarm for many residents and other businesses in the locality with whom our client has spoken.

Tel: 0114 266 8664
Helpline: 0114 266 3400
Fax: 0114 267 9613
Email: info@john-gaunt.co.uk
www.john-gaunt.co.uk

Partners:
Tim Shield (569713)
Michelle Hazlewood (569714)
Christopher Grunert
Jon Wallsgrove
Practice Manager:
Jonathan Pupius

John Gaunt & Partners
Omega Court
372 - 374 Cemetery Road
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S11 8FT



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The licence does not, for example, propose that the sale of alcohol would be ancillary to food or that food would be available at any particular hour of operation.

**Capacity of the venue.**

The permission sought would in effect create one of the largest drinking venues in the village, all in the open air. Due to the digital nature of the application the size of the area is difficult to calculate. A conservative estimate (50m x 30m) would equate to an area 1,250m$^2$.

Although the plans show seating for over 280 persons the Applicant has not proposed any condition requiring persons to be sat while consuming alcohol or food in the rear area. It would appear the capacity could therefore exceed 1000 persons, dependent upon conditions imposed and operating style.

**Sanitary Provision**

As stated above, the Applicant has not indicated any capacity for the premises. The operation of Rialto and the rear area are clearly distinct operations the plans describe distinct food and beverage services.

From the plans, which are indistinct in their digital format, Rialto appears to have the following sanitary provisions:

- two male WC, two urinals, and two hand wash basins
- four female WC, and four hand wash basins
- one universal access WC with hand basin.

This is to service 178 covers within the restaurant operation along with staff.

For the external area, appears to be an alcohol led/bar operation and is therefore more intensive demand on sanitary facilities. In respect of the rear area, the Applicant proposes an identical provision, save for one addition urinal.

As stated above the seated capacity for the rear areas is described on plans as over 280 persons.

Our client is very concerned that sanitary provision proposed is completely inadequate and will lead to customers relieving themselves in other areas including the river Pont and village more widely and place pressure on other venue operating in the area such as the Blackbird.

**Live and Recorded Music (unregulated)**

The Applicant has sought permission to provide live and recorded music between hours of 11am and midnight daily.

The provision of live and recorded music before 11pm does not require to be a specified licensed activity unless the audience sizes exceed 500 persons for amplified live music or recorded musical entertainment.

Live and/or recorded music events catering for more than 500 persons in the rear area, as being sought by this application, is extremely concerning to our client and will clearly be the

source of a noise nuisance to the locality which includes both residential and commercial premises. The closest residential property to the boundary of the site is less than 50m away. The ambient sound levels in the village are very low and any external activity involving significant numbers of customers will be the cause of a public nuisance.

Our client would equally be concerned about alive and/or recorded music event (for less than 500 persons) being conducted in the rear area of the premises as no attenuation of the noise is possible in such an environment. Such evens could last up to twelve hours per day, seven days per week.

**Dispersal**

The Applicant has not outlined any proposal for the dispersal of customers from the site at the conclusion of the trading hours. The potential capacity of the rear area is significant. The exit for the site lead directly onto the main street at a roundabout converging several different flows of traffic.

We are instructed that certain elements of the licence plan, such as the one-way access road and 'Taxi Rank', do not presently exist. Our client is concerned that the Committee may be influenced by the representation of such features on the plan. The Applicant has not and cannot offer tangible guarantee to the Committee that these features will ever be created. Our client is concerned how the development/grant of a licence can be linked unconditionally to the creation of these features.

Our client is not convinced by the practicality or effectiveness of these features, even if they would exist.

The village has limited parking capacity and public transport links become less frequent in the late evening.

The Blackbird provides on-site parking for customers. Our client notes that the Applicants proposals will result in a reduction of available parking space at his venue by the creation of the new road.

There is insufficient capacity to transport significant numbers of customers the rear area (along with the Rialto diners) from this area.

**Summary**

For the reasons set out above, our client believes that the Applicant's proposed operation will be the cause of crime and disorder and public nuisance in Ponteland and demonstrate a risk to public safety.

Our client is concerned by the detrimental effect this will have on both the community as a whole and his business also. As part of the hospitality sector our client is concerned that their reputation will be tarnished by any increase in crime or anti-social behaviour which may arise from this proposal.

The Application is plainly contrary to the Licensing Objectives and the Applicant has not made any meaningful attempt to address the demonstrable impact of the proposed operation on the community,

Our client believes that this application is manifestly ill-conceived and should be refused on numerous grounds.

We reserve the right to expand upon this representation at the or before the hearing.

Yours sincerely

**Chris Grunert**
**John Gaunt & Partners**
**Email: cgrunert@john-gaunt.co.uk**

# Rialto expansion ponteland

S Guss

Sat 03/07/2021 18:36

**To:** Licensing Mailbox <Licensing@northumberland.gov.uk>

Dear Sir,

I have just been reading about the proposed conversion of outside space at Rialto in Ponteland to an outside entertainment venue capable of playing live music to 500 people with associated drinks and food outlets. There is even a proposal for a taxi tank to transport people to and from.

This is a totally inappropriate application for a village this size. It will attract hundreds of young people from outside the village with all the associated problems of large scale events. This will be the equivalent of importing Jesmomds Osborne Road ambience to a quiet residential village.

Ponteland is already well serviced with licensed establishments that are run well to the benefit of the village.

An application of this scale is completely inappropriate and I object in the strongest possible terms.

Regards

Stephen Guss
24 Parklands
Darras Hall
Ponteland
NE20 9LL

Sent from my iPhone

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(No subject)

john b hallam

Wed 07/07/2021 17:46

To: Licensing Mailbox <Licensing@northumberland.gov.uk>

# Notice of Representation

Members of the public can submit representations in objection to or in support of the premises licence applications, within the 28 day consultation period.

Please be aware that for any objections to be considered relevant, they should be submitted before the end of the consultation period and they should address the four licensing objectives in relation to the licensing activity.

The licensing objectives are the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: Mrs S.A. Hallam..... ..... Address: 27 Runnymede Road ,Ponteland NE20 9HG.....

..... Licensing

Objective:NZ16600 72807...Rialto .....

Premises: Rialto

.....

Reason for Representation:Wish to object to granting of licence due the

A: Increased noise, especially at night time, in the village in which many old people homes are located..

B: Lack of parking facilities in Ponteland

C: Law and order in the village when so many people will be attracted to visit Ponteland. There is the possibility of drunken and rowdy behaviour.

D: There are already too many drinking premises in the village.

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: Jennifer Ham Address: 1 Lynwood Close, Ponteland

Newcastle-upon-Tyne NE20 9JJ Licensing Objective: Prevention of nuisance, and Safety issues on busy roundabout/A696

Premises: Rialto, 1 Main Street Ponteland NE20 9NH and land adjacent to REFERENCE NZ16600 72807

Reason for Representation: *(continue on separate sheet if necessary)*

1) There are reasons to believe such large numbers (500 + 200 standing) will lead to noise issues in the neighbourhood, - which is a CONSERVATION AREA - particularly with music and entertainment. Noise control would not be possible and unverifiable, almost 24/7 days a week.

2) There are safety issues about people en masse attending this site on a busy roundabout off the A696 main route to Scotland. These issues and noise issues would proliferate the centre of Ponteland with people not only seeking unavailable car parking but being dropped off/collected nearby - thus disturbing traffic flow and nearby housing/residents

3) There is a danger of this application causing copycat "development" throughout Northumberland. In this case the Applicant is obviously hoping for an influx of attendees from Newcastle Area (with possible policing problems)

Ponteland does not need this type of drinking/entertainment venue - neither to profit nor enliven the town. There are 3 adequate Inns and other places to meet for drinks and food.
A large number of people walking over the bridge could impede traffic flow and cause accidents, Not to mention delivery vans accessing the land, which has narrow access off the roundabout.

Signed ..... Date 12 July 2021

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

# Notice of Representation

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Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: ....Philip Ham.....

Address:.....1 Lynwood Close, Ponteland, NE20 9JG.....

Licensing Objective: ..."prevention of public nuisance" and "prevention of crime and disorder"

Premises: Rialto, 1 Main Street, Ponteland, NE20 9NH and land adjacent thereto ref NZ16600 72807

.....

Reason for Representation:

Regarding the first Licensing Objection, I presume that the present Premises Licence application is a precursor to an application for planning permission, which would be necessary since a change of use, or of operational development, would be involved. Previous planning applications for this site have been for a group of 13 dwellings and as far as I am aware the matter is still under consideration (*16/03628/FUL | Re-submission of a residential development for 13 no apartments with car parking (as amended by plans received 21/12/18).*

The land which was the subject of the above planning application, and for which a Premises Licence is now being requested, is within - and forms part of - the **Ponteland Conservation Area.** This an Area which is formally designated for conservation in order to protect the special character, architectural features, historical significance and perceived value of the Area to the community at large. This essential aspect of a Conservation Area has been addressed in the Ponteland Neighbourhood Plan, which has been formally "made" by NCC.

The proposed provision of extensive food and drinking facilities, with recorded and live amplified and un-amplified music on every day of the week over such a long part of the day – involving the coming and going of visitors to the site – would seriously degrade the character of the Conservation Area and would be completely unacceptable to the people of Ponteland at large.

I do not agree that items 18 and 19 – concerning noise control – would be workable or effective. Noise assessments as proposed would be based on subjective judgements, and not independently verifiable.

I further point out that the nearest boundary of residential dwellings (one of the locations where the noise would possibly be assessed) is less than 50 metres to the east in Callerton Lane from a probable location of a source of music on the site. It would at times be subject to traffic noise. Old Peoples' flats in Atholl House (currently empty but soon to be rebuilt) and dwellings in Mayfair Gardens are also close by.

Regarding the "prevention of crime and disorder" I note that Conditions 1 to 12 (at least) are relevant. But evidently, if drug-dealers or any other persons with criminal intent should find these Conditions onerous on the site, all they have to do is temporarily to step outside to carry on their activities in Ponteland Main Street, to the serious detriment of the Conservation Area.

Whilst I appreciate that considerable work has gone into the preparation of the Conditions, I feel they are too narrowly drawn and you will find that they do not meet the very real concerns of many people in Ponteland.

Signed .....

Date...12th July 2021.....

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford DepotEast View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

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Name: ...Jacqueline Park Harris..... ..... Address: ..... 20 Guardians Court, Ponteland NE20 9UG.....

..... Licensing Objective: .....New Premises Licence application ID BRA2121733 at Rialto, 1 Main Street and the land adjacent currently used for parking (ref NZ1660 72807).....

Premises: .....Rialto, 1 Main Street, Ponteland and land adjacent.....

Reason for Representation:

*(continue on separate sheet if necessary)*

The proposed shack of seating for 500 people and a further 200 standing would have an adverse effect on local residents, the community and other organisations.

It would lead to rowdy behaviour, noise nuisance given late night music is proposed, would lead to inappropriate parking both by the new clients and those displaced from the current parking provision used by the existing restaurant.

I strongly opposed to this application which is not within the character of a small, quiet rural town.

Signed .....J Park Harris ..... Date 8.7.21.....

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

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# Fw: Notice of representation against planning reference 21/00051LIC

Helen Tait <Helen.Tait01@northumberland.gov.uk>
on behalf of
Licensing Mailbox <Licensing@northumberland.gov.uk>
Fri 16/07/2021 06:12
**To:** Helen Tait <Helen.Tait01@northumberland.gov.uk>

Licensing Team
Business Compliance & Public Safety Unit
Housing and Public Protection Service
Northumberland County Council
Stakeford Depot
East View
Stakeford
NE62 5TR

T: 0345 600 6400
E: licensing@northumberland.gov.uk

---

**From:** Michele Hart
**Sent:** 15 July 2021 20:27
**To:** Licensing Mailbox <Licensing@northumberland.gov.uk>
**Cc:** Anthony Hart
**Subject:** Notice of representation against planning reference 21/00051LIC

Hi there,

I would like to object to the proposed application to build a container village behind rialtos in Ponteland for the following reasons;

This will be a nuisance to the local community and local public. The noise from the music alone that will travel into my garden from the 500 -700 people who may be drunk from the venue. But also having music in an outdoor setting until midnight will be a nuisance to the local community and those (like myself) who live in close proximity to this venue. The noise will travel into my garden. Currently the Seven Stars have a singer outside on a Sunday and we can hear this, but we know that ends early so don't mind it.

The level of disorder from these 500-700 additional people in the village who will be drunk and trying to get home when the venue closes. Littering and hanging around the streets. This may also pose a safeguarding issue to the local children and

community who use the village and the wildlife as the 500-700 people leave their litter around the river and surrounding area.

The village isn't designed to host an additional 500-700 people. The roads are already congested as it is. The pollution from the proposed Black cabs sitting with their engines running will spoil the village and take needed business away from the local taxi firms. Those using this development will have to get to and from it, there is limited parking in the village which would then spill out into the neighbouring streets.

The local restaurants and pubs, this will take business away from them. And put an additional strain on everyone who moved to Ponteland for a quiet life.

Please let me know on receipt of this email

Thanks

Michele
85 Cheviot view

Ponteland
NE209bh

Sent from my iPhone

## Rialto,Ponteland (licensing act 2003)

Brian Hedley

Thu 15/07/2021 17:20

**To:** Helen Tait <Helen.Tait01@northumberland.gov.uk>

Hello Ms Tait

Thank you for your letter of 12 July 2021 in response to my objections to the above application .I understand you have rejected my representation because it does not address the four licensing objectives despite the fact that my completion of the form did contain objections under three of the criteria.

I will attempt to re-submit my objection on the basis of the prescribed objectives :

1. I feel that this pop up facility will encourage under-age drinking of alcohol by minors

3.I feel that the proposed facility will generate significantly more traffic and vehicles in the locality which are likely to be a risk to public safety and health

4. The pop up facility will encourage a significant increase in the number of people congregating in a small area both externally and internally which is likely to give rise to a lot of noise and litter in a residential area thereby creating a public nuisance

I hope this current submission complies with the requirements.

Brian Hedley
44 Oaklands
Ponteland
Ne20 9ph

Sent from my iPhone

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Stakeford Depot
East View
Stakeford
NE62 5TR

T: 0345 600 6400
E: licensing@northumberland.gov.uk

---

**From**
**Sent:** 15 July 2021 19:06
**To:** Licensing Mailbox <Licensing@northumberland.gov.uk>
**Subject:** Fwd: Rialto licensing Objection 12th July 2021 - RXA.HOL.356

To: licensing@northumberland.gov.uk
Date: 15 July 2021 at 18:52
Subject: Fwd: Rialto licensing Objection 12th July 2021 - RXA.HOL.356

Date: 15 July 2021 at 18
Subject: Rialto licensing Objection 12th July 2021 - RXA.HOL.356

licensing@Northumberland.gov.uk

To Whom it may concern,

I wish to object to the change in licensing application made by Rialto Restaurant Main Street Ponteland due to the points outlined below:

1) **Public Safety -** We are a small town with next to no police presence , how can we cope with cope with the large crowds arriving or leaving the venue (Potentially unruly and 5 x size of present capacity). Poor parking around the venue and a very busy road could be spilled onto causing traffic chaos for drivers on A696. This is already a very busy road with huge lorry's , and i worry someone may be hit if the road is blocked by parked or unloading vehicles. Also intoxicated patrons could wander onto a road which extremely dangerous for themselves and rother road users.

2) **Crime & Disorder -** Crime and Disorder is a huge a issue for us. Ponteland is a safe and small town have adequate police to control large crowds of intoxicated disorderly people. Increasing this venue size will almost defiantly create more social disorder and safety for us both is a huge issue. I would worry about walking past the venue at night with such a huge crowd.

3) **Nuisance -** As concerned Ponteland resident there will be loud noise generated from the music as well large crowds gathering causing noise pollution. This will increase the volume in the village and cause issues for local residents including myself.

Please note - Also find attached the signed Notice of Representation and Signed Objection Documents

Yours Sincerely

Lynne Hendry & Sam Hendry

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12 JUL 2021

# Notice of Representation

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: John Hewett

Address: 84 Dunsgreen, Ponteland, Northumberland, NE20 9EJ

Licensing Objective: Prevention of public nuisance

Premises: Rialto's, Ponteland, Northumberland

Reason for Representation:

- The land for which the licence has been applied is within the Ponteland Conservation Area. Extensive food & drinking facilities, recorded & live music and the associated noise and presence would not be in keeping with this area. I therefore object to the application on this count.

- The land for which this licensing application has been made lies close to private housing. Closest are Auberne and Athol House. At present Auberne is derelict and for sale but it is the intention that it will be occupied. Athol House is empty and due to be demolished but it will be rebuilt and occupied as secure housing for the elderly.
  In Section 19 of the application it states "Noise ... shall be inaudible at the boundary of the nearest residential dwellings". This not only includes the above mentioned dwellings but others on Callerton lane and in the Main Street.
  I therefore object to the application on this count.

Signed .....

Date 10TH July 2021

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# Notice of Representation

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: Mr E & Mrs MI Higgins

Address: Land at Auberne , Calleeton Lane, Ponteland, NE20 9EG

Northumvberland Licensing

Objective: prevention of public nuisance

Premises: Rialto, 1 Main Street, Ponteland NE20 9NH and land adjacent thereto ref NZ1660072807

Reason for Representation: Noise , Odours from outside cooking and no planning permission in place for conservation area

*(continue on separate sheet if necessary)*

Dear Sirs

RE: Licensing application - Rear of Rialto, Ponteland / Suna Miah

We write to formally object to the above application that has been made by Suni Miah to erect shipping containers on land to the rear of his existing property for the consumption of alcohol / food and play music until 11pm most nights.

We are the owners of the adjacent land (Auberne) over the river Pont and currently have a planning application submitted to Northumberland County Council to bring a dilapidated bungalow back into use as our family home.

As you will be aware Planning permission is required for certain building operations; these include new buildings and alterations which materially affect the external appearance of a building or land. However, it is also required

for material changes of use. Quite regularly commercial premises or land are converted into licensed premises; be they A3 (restaurants and cafes) or A4 (drinking establishments). If the change the use of a premises or land

does not fall within the permitted development use class then an application for planning permission is required.

I have looked on Northumberland County councils planning portal and there has not been any application made for the change of use on this land. The proposals submitted for the license application will not fall under permitted development as

new structures are proposed and the area in question is a conservation area so stricter planning policies will apply to ensure any development in the area is sympathetic in nature and contributes to the overall conservation area setting. I think you will agree that shipping containers would not enhance the conservation area at all and I would expect planning and the conservation officer's to hold similar views.

If the applicant does intend to submit a planning application for this proposal he would be expected as a minimum to submit a noise survey / report, ecology assessment and possibly air quality surveys due to the proposals for cooking and serving food.

The noise and cooking odour's would be a major concern to us and surrounding residents. As part of any planning application , if they were successful in gaining approval they may have strict planning conditions imposed on them such as hours of operation due to the results of a noise survey / report. This condition which is typical on planning approvals for premises could go against what's being applied for on this licence application.

We appreciate that businesses are trying to adapt due to Covid and operate externally more than usual but feel this piece of land within the conservation area setting is just not a suitable to have shipping containers for this use. The proposal is industrial in nature and provides no benefits to the area considering the number of pubs , micro pubs and restaurants in the immediate vicinity.

We request that this license application is refused due to lack of information and certainly due to the fact that planning permission has not been applied for or granted.

Kind regards

Mr. E & Mrs. MI Higgins

Signed Mr E Higgins Date 14.07.21

# Notice of Representation

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: Anthony Michael Hodson

Address: 32 Oaklands, Ponteland, Newcastle upon Tyne NE20 9PH.

Email:

Licensing Objective: b), c), d).

Premises: **RIALTO, 1, Main Street, Ponteland. Application Ref: Suna Miah NZ1660072807**

**Reason for Representation:**

Having looked very carefully at the proposed Application for a premises licence documentation, I want to register my strong objections to the application for the following reasons.

**b) Prevention of crime and disorder** - the addition of a potential 500 - 800 additional people consuming alcohol in the small town centre is a recipe for an increase in crime and disorder. Our Police services are very stretched already and have reduced significantly in the 30+ years I have lived here. The daily presence is almost nil. One only has to see what happens when large groups of mostly younger people, many from outside of Ponteland, congregate in the centre on New Year's Eve. Drunken abusive behaviour, scuffles, fights, some incidents requiring Police intervention, some not, but if that were to happen potentially 7 days a week? This will directly and negatively contravene this licensing objective.

**c) Public Safety** - the additional traffic into Ponteland; the health risks of the undoubted broken glass that will litter the streets (think New Year's Eve), vomit, rubbish etc, each one of these matters poses a real risk to Public Safety. At a time where our community and country are recovering from the COVID-19 pandemic, this is a definite time to put public safety first. In addition, the extra traffic in the area will be considerable and undoubtedly affect air quality and increase pollution. More traffic negotiating narrow streets, pavement parking once again puts Public Safety at risk.

**d) Prevention of Public Nuisance** - all the residents living close to the town centre, including many elderly and vulnerable people, will be subjected to a much greater amount of noise and disturbance than there is now. Music, whether live or recorded playing until midnight will provide a massive nuisance to those in the immediate vicinity of the proposed venue. Thereafter there will be the traffic and people noise associated with hundreds of people arriving and departing the area late at night. Clearly this in itself will be a Public Nuisance.

In conclusion and for the reasons stated I wish to record my formal objection to the licensing application in respect of the proposed new 'Container Village' just off Ponteland Main Street.

Signed: Anthony M. Hodson

Date: 4th July 2021

Note: This letter has been sent electronically and by post.

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: Maureen Jayne Hodson

Address: 32 Oaklands, Ponteland, Newcastle upon Tyne NE20 9PH.

Email

Licensing Objective: b), c), d).

Premises: **RIALTO, 1, Main Street, Ponteland. Application Ref: Suna Miah NZ1660072807**

**Reason for Representation:**

Having looked very carefully at the proposed Application for a premises licence documentation, I want to register my strong objections to the application for the following reasons.

**b) Prevention of crime and disorder** - the addition of a potential 500 - 800 additional people consuming alcohol in the small town centre is a recipe for an increase in crime and disorder. Our Police services are very stretched already and have reduced significantly in the 30+ years I have lived here. The daily presence is almost nil. One only has to see what happens when large groups of mostly younger people, many from outside of Ponteland, congregate in the centre on New Year's Eve. Drunken abusive behaviour, scuffles, fights, some incidents requiring Police intervention, some not, but if that were to happen potentially 7 days a week? This will directly and negatively contravene this licensing objective.

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In conclusion and for the reasons stated I wish to record my formal objection to the licensing application in respect of the proposed new 'Container Village' just off Ponteland Main Street.

Signed: Maureen J. Hodson

Date: 4th July 2021

Note: This letter has been sent electronically and by post.

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

# Fw: Licensing Application for Rialtos 1 Main Street Ponteland ref NZ16600 72807

Helen Tait <Helen.Tait01@northumberland.gov.uk>
on behalf of
Licensing Mailbox <Licensing@northumberland.gov.uk>
Fri 16/07/2021 06:11
**To:** Helen Tait <Helen.Tait01@northumberland.gov.uk>

Licensing Team
Business Compliance & Public Safety Unit
Housing and Public Protection Service
Northumberland County Council
Stakeford Depot
East View
Stakeford
NE62 5TR

T: 0345 600 6400
E: licensing@northumberland.gov.uk

---

**From:** Jane Hodson-hamilton
**Sent:** 15 July 2021 18:53
**To:** Licensing Mailbox <Licensing@northumberland.gov.uk>
**Subject:** Licensing Application for Rialtos 1 Main Street Ponteland ref NZ16600 72807

Dear Sirs

I wish to make representations to object to the above application.

Licensing Objectives: a, b, c, d, and e

Reason for Representation:

**a) General – all four licensing objectives (b,c,d,e)**

The application states that the conditions are appropriate and proportionate. I disagree. The conditions are vaguely worded and lack positive commitment to ensuing a safe and peaceful environment at and near to the premises. Some examples are listed under each of the licensing objectives below.
Ponteland is not populous enough to justify such a large venue and it does not have the facilities to safely cater for large numbers of patrons travelling from outside of the village to attend these premises for events. The outdoor facilities of other licensed premises in the village are in the region of 10% of the size of this application. I suggest limiting the numbers applied for by Rialto to a similar size to be more in keeping with the culture and nature of the village.

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

The conditions detail only that records of drug seizures shall be kept. Not that any pro-active steps will be used to prevent use of or dealing in drugs on the premises.

**c) Public safety**

The conditions detail only that records of ejections of patrons and incidents of disorder shall be kept. Not that any steps will be used to manage the behaviour of patrons either on or outside of the premises.

**d) The prevention of public nuisance**

The conditions detail only that steps shall be taken to reduce the level of noise where it is likely to cause a disturbance to local residents. It does not describe whether the steps will be checked for effectiveness or whether the local residents will be consulted on the efficacy of the measures taken.
The mitigation of noise disturbance is limited to that from regulated entertainment and omits to mention the noise from people at the premises, crowds arriving or leaving, cars, etc

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

Given that the application is for entertainment from 11am to midnight and 7 days per week then the increased activity in the area will inevitably impact on people that retire to bed early. This will include children.
The lack of parking at the premises will increase the risk to children as customers will be inclined to park on residential streets.

Please acknowldege safe receipt if this email.

Kind regards,

Jane

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Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: .....NIGEL HOGG Address: 38 Longmeadows, Ponteland, NE209DY

Licensing Objective: NZ16600 72807

Premises: RIALTO PROPSED PLAN

Reasons for Representation:

1. Protection of children from harm
2. Prevention of crime and disorder
3. Public safety
4. Prevention of public nuisance.

I strongly object to the above application on the following grounds;

Agreed Condition 1 - Installation of a CCTV system as per condition 1, is highly unlikely to influence **representation 2 or 4** and will not prevent crime or disorder.

Agreed condition 17 – Once clients leave the premises this will not prevent **representation 1,2, 3 or 4.**

Agreed condition 18 – Should this condition materialise, it will have already contravened **representation 4** (prevention of a public nuisance). Also what control measure will be used to

Agreed condition 19 – This agreed condition is highly unlikely to have been measured during the more silent hours when sound carries much further, therefore failing to uphold **representation 4.**

In general I believe **Representation 2** cannot be upheld through the application and therefore there are second and third order effects with **Representation 3 and 4.** Up until 2100 (and potentially beyond), **Respresentation 1** cannot be mitigated.

*(continue on separate sheet if necessary)*

TRINITY
BARRISTERS
www.trinitychambers.co.uk

Trinity Chambers
The Custom House
Quayside
Newcastle upon Tyne
NE1 3DE

12 July 2021

Licensing Section
Northumberland County Council
Stakeford Dept
East View
Stakeford
Northumberland
NE62 5TR

By email only to: licensing@northumberland.gov.uk

Dear Sirs,

**Application by Suna Miah for a premises licence in respect of Rialto Restaurant, 1 Main Street, Ponteland NE20 9NH and land adjacent thereto**

I am instructed on a direct access basis by Danieli Holdings Limited (CRN 6599929).

My client carries on in business as, inter alia, an operator of licensed premises including premises in Ponteland.

I would be grateful if you could accept this letter as my client's representation in relation to an application dated 17 June 2021 ("the Application") made by Sunah Miah ("the Applicant") pursuant to s.17 of the Licensing Act 2003 ("the 2003 Act") for the grant of a premises licence in respect of "Rialto", 1 Main Street "and land adjacent thereto ref NZ 16600 72807", Ponteland, NE20 9NH ("the Premises").

**The Existing Licence**

Part of the Premises already has the benefit of a licence granted under the 2003 Act, with reference number NPR/1491 ("the Existing Licence").

The Existing Licence relates to a long-established restaurant business conducted under the name "Rialto" at 1 Main Street, Ponteland NE20 9NH ("the Restaurant").

The Existing Licence permits the supply of alcohol for consumption on the premises to which it relates between 11.00-00.00 Monday to Saturday and 12.00-22.30 Sundays, with variations on Christmas Day, Good Friday and New Year's Eve. It also permits regulated entertainment.

According to its website (rialtos.co.uk ), the Restaurant currently trades as a "family run restaurant" with a capacity of 200 including a function room available for up to 100 people.

**The Variation Application**

By an application dated on its face 19 April 2021, the Applicant made an application to vary the Existing Licence ("the Variation Application").

The subject-matter of the Variation Application was similar to the subject-matter of the Application.

The Variation Application was withdrawn on 14 May 2021, and the Application appears to be made in substitution to it.

**The general scope of what has been applied for in the Application**

The general description of the Premises given in the Application is:

> *The internal area shall continue to trade in the style of a restaurant.*
>
> *The external area shall provide facilities for the consumption of alcohol, entertainment and food.*

The Application therefore seeks a replacement licence for the Existing Licence. The Applicant does not indicate whether or not it is his intention to surrender the Existing Licence if the Application is granted.

Internal area: the Restaurant

Insofar as the Restaurant is concerned, the effect of a grant of this Application would be:

- to add off-sales;
- to add late night refreshment as a licensable activity;
- to add the regulated entertainment of provision of live music and delete the regulated entertainment of provision of anything of a similar description to live music, recorded music or performances of dance;
- to have a terminal hour for licensable activities of 00.00 seven days a week (so, a 90 minute extension on Sundays);

- to remove the special hours for Christmas Day, Good Friday and New Year's Eve;

My client has no objection to those changes as they relate to the Restaurant (i.e. to the extent of the premises licensed by the Existing Licence).

My client would be concerned if it was intended to trade the Restaurant as a bar or a public house, on the basis that it would not promote the licensing objectives were such a long-established Restaurant to repurpose into a wet-led venue at this site. I can deal with this point shortly, since it seems to be accepted by the Applicant, who says in the Application "the internal area shall continue to trade in the style of a restaurant". My client's position is that if there is any doubt that this trading style is to be maintained, it should be protected by the imposition of suitable conditions.

The External Restaurant Area

The "external area" consists of two elements.

First, there is a small area adjacent to the Restaurant. The plan which forms part of the Application ("the Application Plan") shows two round tables with 4 seats each next to the eastern side Restaurant building, and then a further 8 square tables with 4 seats each along the eastern boundary of the Premises. There is what appears to be a barrier feature to the south dividing this area ("the External Restaurant Area") from what lies to the south.

On the basis that this is indeed a barrier, and the External Restaurant Area is only accessible by Restaurant guests, my client has no objection to the licensing of the External Restaurant Area, provided that it is traded as part of the Restaurant.

The points I make in relation to the Restaurant and conditions on the protection of a trading style are repeated here.

My client is neutral as to the hours sought in relation this area, namely:

- supply of alcohol to terminate at 22.30 Sunday to Thursday and 23.00 Friday and Saturday
- provision of recorded music to terminate at 22.30
- provision of live music to terminate at 20.30 Monday to Thursday and 21.30 Friday, Saturday, Sunday and Bank Holidays.
- late night refreshment is only permitted on Fridays and Saturdays to 23.30.

The Park

Second, there is a significantly larger external area to the south.

It is apparent from the Application that the Applicant's proposal is to trade this area as some sort of alfresco drinking park ("the Park").

The Park is currently a meadow.

The Park is substantial larger than the area currently subject to the Existing Licence.

The Park is not contiguous with the Restaurant and has separate entrances. It is presumably intended that that the Park will operate independently of the Restaurant.

Indeed, one would imagine that the customer demographic for the Park will be very different from the Restaurant. Whilst the Restaurant is (in the words of the website) "both stylish and relaxed" with "intimate surroundings" which "make it perfect for a romantic evening or a family gathering", the same cannot be said of the Park. The Park features:

- a central "bierkeller" style seating arrangement of 7 long tables, each appearing to accommodate 20 benches that would accommodate at least 2 persons: so a seating. provision *in this area* of at least **280**;

- a booth seating provision which is the size of a least one of the bierkeller bench/table arrangements - given the lack of detail on the Application Plan it is not possible to discern how many it would accommodate, but presumably **20** would be an under-estimate;

- 4 "servery" areas - "servery" no doubt here selected as a more palatable substitute for "bar" - the Application Plan is not of sufficiently good quality to discern the size of these bars, although 4 is a doubling of the number shown on the plan for the Variation Application;

- food stalls (it is not known whether these will have any alcohol provision);

- substantial areas at which vertical drinking can take place (and the area of the Park has been increased from that shown in the plan for the Variation Application);

- toilet provision consisting of 1 disabled toilet, gents toilet with 2 stalls, 3 urinals and 1 sink and ladies toilet with 4 stalls and 2 sinks.

Whilst the Application Plan shows the features of the Restaurant in admirably clear and comprehensive detail, the same cannot be said about features of the Park. Due to the colouring selected, it is variously hard or impossible to see the extent of the bar areas.

The Variation Application described its purpose as "To add an outside bar with food and drink service in the outside area in portable units, with regulated entertainment (live and recorded music)", with the plan to that application stating "all service units to be portable". Architects' drawings of this units were provided. It is not clear why the Applicant would want the licensing authority to have *less* information on the reconstituted Application.

Given the application history and the layout of the Park, it appears tolerably clear that the Applicant's intention remains to trade it as some sort of permanent outdoor festival area, with a cheap and cheerful food offering alongside a core offering of alcohol sales, supplemented by entertainment, including live music events. The construction of the units is now not clear, but it maybe that the Applicant wishes to emulate a semi-permanent "box park" style operation.

My client is not aware of any corresponding application for planning permission having been made.

The Application seeks the following hours for the Park:

- supply of alcohol from 11.00 to 22.30 Sunday to Thursday and to 23.00 Friday and Saturday;
- provision of recorded music from 11.00 to 22.30;
- provision of live music to from 11.00 to 20.30 Monday to Thursday and to 21.30 Friday, Saturday, Sunday and Bank Holidays;
- provision of late night refreshment from 23.00 to 23.30 on Firdays and Saturdays only.

My client objects to *any* licensing of the Park on the grounds set out below.

**The proposed operation**

Essentially this Application seeks to bolt this large alfresco drinking park to the Restaurant, to be operated independently of it.

The Application seeks the ability to trade the Park from 11.00 to 00.00 seven days a week. It is not clear from the Application whether the limitation on supply for alcohol for consumption in external areas will require those areas to be cleared of patrons - if not, then persons can carry on drinking until midnight.

The Application does not seek to place an expiry date on the ability to trade the Park: it is not as if this is some short-term operation whilst the restrictions on the hospitality sector as a result of the coronavirus pandemic are in force. What the Application, if granted, would allow is a permanent expansion beyond the Existing Licence. It is submitted that "coronavirus" considerations are not relevant to this Application.

My client has a trading presence in Ponteland. That does not debar it from making a representation in the course of a public consultation (see regulation 21(3)(b) of the Provision of Services Regulations 2009). The courts have recognised that trade objections can and do place valuable material before decision makers that they would not otherwise see: *R* v. *Bromley Justices, ex parte Bromley Licensed Victuallers' Association* [1984] 1 W.L.R. 585 at 589C-D *per* Woolf J.

My client's Ponteland premises operates under the name "YOLO" from 9 Bell Villas, some 150m away from the Premises, in the centre of Ponteland Village.

The Licensing Authority will of course be very familiar with Ponteland. The Local Planning Authority's "Ponteland Neighbourhood Plan" (November 2017) gives a flavour. Its "vision" is [3.2]:

> *Ponteland will maintain its identity as a sustainable, thriving community, accessible to people of all ages. A gateway to Northumberland, which values its rural setting, rich heritage, natural environment and open spaces. It will remain visually distinct and separate from the Newcastle/Tyneside conurbation, meeting the needs of the current population and community of the future, without compromising this distinction. The special identities of Darras Hall, the historic core of Ponteland village and the small settlements in the Plan area will be maintained and enhanced for future generations, making the Civil Parish of Ponteland a desirable place to live, work and visit.*

One of the unique features of Ponteland is the provision of high-quality hospitality operations (including my client's) within this village setting. These provide a valuable community service to the residents of Ponteland, nearby Darras Hall and the wider Northumberland area. Such operations co-exist with and complement the residential community in which they are situated. They are food-led and cater to a broad age range of customers. They promote the licensing objectives whilst serving the key aim of playing an important role in the local community (see paragraph 1.5 of the s.182 guidance).

An alfresco drinking park of the type envisioned in this Application is wholly alien to the historic core of Ponteland village. If granted it would upset the established balance between residential, hospitality and other commercial and social user that has grown up over the years. In particular:

- The Park is massive in size: it is vastly larger than any other external drinking area in Ponteland.
- The park is situated in the very core of Ponteland village, next to the River Pont and the historic bridge, directly opposite both religious and residential user.
- The proposal appears to be provide temporary "box park" style accommodation for bars, food dispense and toilet provision with all consumption taking place outdoors.
- Whilst this style of operation might very well be appropriate at the right site (so, at my client's operation in the urban centre of Newcastle, "Stack"), it is wholly inappropriate in a quiet village environment.
- The proposal is plainly alcohol-led, with substantial bars being supplemented by food from stalls.

- There does not appear to be any wet-weather protection provided at the Park, giving rise to the possibility of weather-triggered mass exodus.

Given its size, style and apparent offering, it is inevitable that to recover his investment the Applicant will seek to the market the Park not to the local community but to persons seeking to have a "night out", in competition to other drinking circuits on Tyneside.

My client's fear is that the clientele attracted to the Park will significantly differ from those who enjoy its Ponteland operation and the Ponteland hospitality offering generally. In short, an operation of this nature in this location is likely to be marketed in a way that will appeal to those wishing to travel to Ponteland to engage in determined drinking. My client has well-founded fears that:

- The Applicant's proposed operation will cause crime and disorder and public nuisance in Ponteland. Not only does my client not wish there to be crime and disorder and public nuisance in Ponteland *per se*, but it anticipates that the entire hospitality sector, including it, will be blamed for any increase.

- The Applicant's clientele will seek to gain access to YOLO, causing conflict there.

- The presence of the Applicant's clientele will dissuade those who currently use the hospitality offering in YOLO from returning.

- This effect will be repeated throughout Ponteland, placing commercial pressure on operators less well-resourced than my client to reduce their standards: in other words, a vicious cycle.

My client has the following further specific concerns:

- Alcohol and open water is a dangerous mix: the Park is abutted by the River Pont, with a footbridge over the river serving as an emergency exit: it is inevitable that on hot summers days there will be an temptation for those attending the Park to play the fool by jumping in the river. This is a public safety issue.

- Pedestrians and vehicles appear to share the only access to the Park: a public safety issue. The Applicant appears to have applied more thought to access since the Variation Application, although the solution merely demonstrates the patent unsuitability of the site for the proposed operation. The Applicant has now come up with a one-way traffic system, with access coming off a roundabout, down a single track alley, running behind various commercial properties (presumably requiring works of construction) and back out through a further single track alley. A "taxi rank" is to be provided (an indication of the volume of anticipated patrons). This arrangement appears require car parking to be completely dispensed with. Such is the risk of conflict between pedestrian and vehicular user that the Applicant considers it necessary to have permanent stewarding in place: condition 17. This might be apposite for a music festival; it is not appropriate for a permanent venue.

My client's general concerns are not assuaged by the operating schedule forming part of the Application. The Applicant has not discharged the duties on him contained in paragraph 8.41 onwards of the s.182 guidance. In particular:

- Conditions 1-14 and 20 are simply standard operational provisions that any competent operator of an entertainment venue would implement as a matter of course.
- Condition 15 appears to protect the operator rather than the public.
- There is no condition 16.
- I have dealt with condition 17 above.
- Condition 18 does not approach the minimum requirements of an appropriate noise management plan for an open air entertainment venue. "Assessments" of noise and "steps to reduce the level of noise" are meaningless without objectively set parameters.
- Condition 19 is unenforceable: see *R (oao Developing Retail Ltd)* v. *East Hampshire Magistrates' Court* [2011] EWHC 618 (Admin) at [33-37].
- Further and in any event, the effect of s.177A(2) of the 2003 Act would be to disapply conditions 18 and 19 where music is provided in the Park (if amplified, in the presence of an audience of not more than 500 persons).

**Statutory nuisance**

Whilst it is a matter that impinges on my client's interests only indirectly, it is quite plain from the size of the Park, the lack of limits on the number of music events, the inadequacy of the conditions, the lack of any professionally drafted noise management plan and the proximity of residential user that the proposed operation is likely to result in a statutory nuisance. This is a matter which the Council is duty-bound to investigate by virtue of s.79(1) of the Environmental Protection Act 1990. For this reason I have copied your environmental health department into this representation: doubtless the Council will be alive to the need to properly discharge its statutory obligations.

**Discussions with police**

The Application refers to "discussions with the police". The Application does not set out the content of those discussions. The conditions are headed "Agreed Conditions". I do not know who it is contended agreed those conditions. I reserve my client's position on these matters. Given the weight that may be placed on "expert" agreement by responsible authorities, it is self-evidently important that full transparency of pre-application discussions and agreement be provided. I am concerned that the conditions "agreed" include conditions that are vague, unenforceable, and inapplicable during music events.

**Planning**

I cannot see any indication that this development has planning permission, or that planning has been applied for. The licensing authority's statement of licensing policy states at [6.11.2] that it is preferable for premises to have the appropriate planning consent in place before determining a licensing application.

**Precedent**

Whilst my client appreciates that the Licensing Authority determines applications on their individual merits, it would be unrealistic to ignore the reality of a grant to the Applicant being used as a precedent by other operators seeking a relaxation of conditions on licences in Ponteland. This would be an unwelcome development.

**Conclusion**

My client has well-grounded concerns that the style, layout and location of the Park operation will not promote the licensing objectives of the prevention of crime and disorder, public safety and the prevention of public nuisance, and indeed is wholly unsuitable for the area.

My client is concerned that a grant of this application would set (or would appear to set) a worrying precedent.

My client invites you to reject the Application insofar as it relates to the Park.

Yours faithfully,

Charles Holland
Barrister

cc: Environmental Health
Northumbria Police

# Notice of Representation

Members of the public can submit representations in objection to or in support of the premises licence applications, within the 28 day consultation period.

Please be aware that for any objections to be considered relevant, they should be submitted before the end of the consultation period and they should address the four licensing objectives in relation to the licensing activity.

The licensing objectives are the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: Nicholas Holland Address: 12 Cecil Court, Ponteland, Newcastle upon Tyne, NE20 9EE.

Licensing Objective: .....

Premises: Rialto's.

Reason for Representation:

*(continue on separate sheet if necessary)*

To whom it may concern

I write to you with my serious concerns regarding the application for a licence to both the existing Rialto restaurant and the external area to the rear of the building.

It is my view that the proposed application is not in keeping with Ponteland village, a village that is already over provided for with a vast array of eateries and public houses, with more approved and not development as yet (for example the former Barclays Bank site).

Please find a list of my primary concerns

1. The application is out of keeping of a village setting.

2. The capacity could reach up to an 800 extra persons in the village, significantly increasing the existing village capacity which is already over catered for.

3. The severe increase of crime to include, an increased level of intoxicated people leaving the venue, increased levels of public nuisance, a danger to children in the vicinity.

4. The playing of loud music late into the evening examples, live music/ DJ 's etc. This would impact myself and many residents in the village.

5. The access to the site is already a hazard on exit and entry with the mini roundabout under severe pressure.

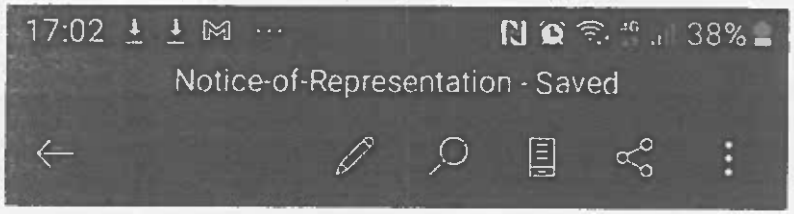
6. In relation to car parking, there is a limited amount of existing car parking facilities. The main concern being car parking associated with the proposed application will start to encroach on private residential parking facilities.

I hope you will consider my concerns on the above licensing application.

Please do not hesitate to contact me if you should require any additional information.

Yours sincerely

Nick Holland

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Name: ...Mr K & Mrs S Hope..... Address: ...13 Berwick Court, Ponteland, NE20 9UN.....

Licensing Objective: .....

New premises licensing application ID BRA2121733

Premises: Rialtos 1 Main Street, Ponteland car park and adjacent land behind.

Reason for Representation:

It will have an adverse effect on the community and area as a whole. There will definitely be noise, rowdiness, parking issues and the potential for vandalism and other crimes caused by alcohol. Also it will be a complete eyesore to Ponteland. The traffic infrastructure in Ponteland is completely useless to begin with, without adding more difficulties.

*(continue on seperate sheet if necessary)*

12 JUL 2021

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: DOREEN HORNSBY ..... Address: 3, OAKLANDS PONTELAND NE20 9PH

..... Licensing Objective:

Premises: RIALTO PONTELAND Ref N216600 72807

Reason for Representation:
*(continue on separate sheet if necessary)*

I strongly object to the application for Rialto's Main St Ponteland for the following reasons

b) The number of people these premises hope to attract will lead to a significant amount of crime + disorder in an area that is already under-policed

c) The amount of people and cars attracted to the premises will adversely affect public safety

d) The noise both of music and people gathering will undoubtedly cause a public nuisance over a wide-reaching area

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: Sarah-Jane Howe

Address: 61c Dunsgreen, Ponteland, Newcastle-upon-Tyne, NE20 9EJ

Licensing Objective: RXA.HOL356.1

Premises: Rialto, 1 Main Street, Ponteland, NE20 9NH

Reason for Representation:

I would like to strongly object to the proposed plans to increase capacity at Rialtos Ponteland through the addition of an outdoor seating and eating area. The grounds of my objection are outlined below:

**Nuisance**

The application allows for live music to be played between the hours of 11am and midnight, this would cause significant public nuisance especially when coupled with the noise generated by the crowds in the proposed outside area. My property already suffers from considerable noise pollution caused by live music from the Seven Stars and often prevents my getting to sleep at night even with all the doors and triple glazed windows shut! Granting another license would only exacerbate this existing issue.

Given the capacity of the proposed development and the limited availability of parking within Ponteland Rialto patrons may end up parking at the new School / Leisure complex or in the residential streets close to the village centre causing a nuisance local residents and their visitors.

**Public Safety**

The capacity of the proposed development will cause additional traffic and potential tail-backs from the roundabout between Lloyds bank/Rialtos back to the traffic lights opposite the Diamond Inn. Pedestrians may be forced to cross the roads between cars should the traffic not be able to clear the crossings freely.

**Crime & Disorder**

Due to Pontelands limited public transport links late at night and the level of drunken patrons, increased Crime and Disorder is of great concern at closing time, not only in the main street area but also within Ponteland Park which my house directly backs on to.

Signed . ..... Date: 15 July 2021

**Please send this notice to the address below:**



Licensing Section

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**Please note: Objections will only be considered where a name and address are supplied.**

**Name: Christine Hudson** **Address:** 14 Larchlea, Ponteland, NE20 9LG

**Licensing Objective:** Prevention of crime and disorder, prevention of public nuisance, public safety

**Premises:** Rialto, 1 Main Street, Ponteland and land adjacent ref NZ 16600 7280

**Reason for Representation:**

**Prevention of crime and disorder**

A development such as this proposal is wholly inappropriate for location in Ponteland Village. It is obviously aimed at attracting visitors from outside the area in large numbers to a location that is already well provided for in respect of restaurants and public houses.

The occupancy of the existing venues provides more than adequate facilities for current residents and visitors alike, a visit to the various establishments in the village at peak times will verify that.

The occupancy numbers of the proposed development suggest a significant potential risk of disorder associated with large numbers of people and the consumption of alcohol and there will no doubt be the need for additional policing. This development is therefore totally inappropriate for Ponteland.

**Prevention of public nuisance**

For similar reasons to those stated above there is also a high risk of public nuisance. Parking in Ponteland Village is limited and attracting the number of people indicated in the plans that have been submitted will give rise to unnecessary congestion and the need for additional policing.

Additionally, as the application includes the playing of music outdoors, both live and recorded, this cannot fail but to have an adverse effect on the quality of life of local residents. Being a relatively small village there are private residential dwellings such as the Dunsgreen, Mayfair Gardens and Eland Haugh that are close to the village centre and it will be impossible for them not to be affected by significant noise pollution.

I would suggest that it will be impossible to adhere to paragraph 19 of the Agreed Conditions that requires amplified music to be inaudible at the boundary of the nearest residential dwelling. A walk around the village will easily prove that point.

At a time where current events have had a significant effect on mental health and wellbeing, the effect of this development and the potential destruction of the quality of life for local residents just cannot and should not be allowed.

**Public safety**

The Agreed Conditions attached to the application require a great deal of security measures to be adhered to. That in itself suggests that there is a risk to public safety. It even states that there is a requirement to advise the police of the seizure of drugs and other illegal items. Whereas this will no doubt be a requirement for similar venues operating in city centres and other high demand social developments, it has to be noted that this is Ponteland Village, a quiet, respectable semi-rural village that does not have the need nor the infrastructure to accommodate this kind of development.

If this proposal is allowed to proceed there is bound to be disruption and an adverse effect on public safety.

**Signed** Date 10th July 2021

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: David Hudson Address: 14 Larchlea, Darras Hall, Ponteland. NE20 9LG

Licensing Objective: Prevention of crime and disorder, prevention of public nuisance, public safety

Premises: Rialto, 1 Main Street and land adjacent ref NZ 16600 7280

Reason for Representation:

**Prevention of crime and disorder**

A development such as this proposal is wholly inappropriate for location in Ponteland Village. It is obviously aimed at attracting visitors from outside the area in large numbers to a location that is already well provided for in respect of restaurants and public houses.

The occupancy of the existing venues provides more than adequate facilities for current residents and visitors alike, a visit to the various establishments in the village at peak times will verify that.

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For similar reasons to those stated above, there is also a high risk of public nuisance. Parking in Ponteland Village is limited and attracting the number of people indicated in the plans that have been submitted will give rise to unnecessary congestion and the need for additional policing.

Additionally, as the application includes the playing of music outdoors, both live and recorded, this cannot fail but to have an adverse effect on the quality of life of local residents. Being a relatively small village there are private residential dwellings such as the Eland Haugh estate that are close to the village centre and it will be impossible not to be affected by significant noise pollution.

I would suggest that it will be impossible to adhere to paragraph 19 of the Agreed Conditions that requires amplified music to be inaudible at the boundary of the nearest residential dwelling. A walk around the village will easily prove that point.

At a time where current events have had a significant effect on mental health and wellbeing, the effect of this development and the potential destruction of the quality of life for local residents just cannot and should not be allowed.

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If this proposal is allowed to proceed there is bound to be disruption and an adverse effect on public safety.

Signed . Date 8th July 2021

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

K HUBERTH

## Notice of Representation

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: [redacted] Address: 5 Wentworth Court, Ponteland NE20 9PR

Licensing Objective: b) c) d)

Premises: RIALTO, 1 MAIN STREET, PONTELAND, Ref N7166002307 Sun, 4 AM

Reason for Representation: Having looked in detail at the proposed application for a premises licence I wish to register my objections to the application for the following reasons:-

(continue on separate sheet if necessary)

b) Prevention of crime and disorder - the potential of 500-800 additional people drinking alcohol in the small Ponteland village centre will cause an increase in disorder and crime. Our Police Service is already stretched and this development could produce extra pressure on them 7 days a week.

c) Public Safety - the amount of extra traffic and lack of public parking will will seriously affect the village and beyond making it unsafe for the general public living and using the area. Public pavements will be blocked by irresponsible parking resulting in danger for pedestrians. There will also be health risks due to environmental concerns such as air quality, increased pollution, disgarded rubbish and possibly human waste!

d) Prevention of Public Nuisance - All residents living in the town centre and beyond, many of whom are elderly, will be subjected to a large increase in noise and disturbance compared to what there is now. Music being played until midnight followed by traffic and general public noise following can only be described as Public Nuisance. The size of the development will inevitably bring disturbance in a number of forms including violence, environmental hazards all of which is a Public

nuisance

For the reasons listed over I wish to lodge my formal objection to the licensing application in respect of the Rialto proposal for the development of a "Container Village" just off Ponteland Main Street

Signed [redacted] Date 19 JULY 2021

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

# Notice of Representation

nbers of the public can submit representations in objection to or in support of the premises licence applications, within the 28 d
sultation period.

ase be aware that for any objections to be considered relevant, they should be submitted before the end of the consultation peri
they should address the four licensing objectives in relation to the licensing activity.

licensing objectives are the prevention of crime and disorder, prevention of public nuisance, public safety and the protection
dren from harm.

ase be aware that where representations are considered relevant copies of the representation will be provided to the applicant a
ensing Sub Committee.

**ase note: Objections will only be considered where a name and address are supplied.**

e: ...Mrs L Hughes. Address: 10 Wentworth Court Darras
.Ponteland.....

ensingObjective: ...RXA.HOL.356.1.....

mises: Rialto, 1 Main Street, Ponteland, and adjacent land.....

Reason for Representation:

Licensing Objectives: a, b, c, d, and e.....
Premises: Rialto, 1 Main Street and land adjacent thereto ref NZ 16600 72807.....
Reason for Representation: (continue on separate sheet if necessary)
a) General – all four licensing objectives (b,c,d,e)
The application states that the conditions are appropriate and proportionate. I disagree. The conditions are vaguely worded and lack positive commitment to ensuing a safe and peaceful environment at and near to the premises. Some examples are listed under each of the licensing objectives below.
Ponteland is not populous enough to justify such a large venue and it does not have the facilities to safely cater for large numbers of patrons travelling from outside of the village to attend these premises for events. The outdoor facilities of other licensed premises in the village are in the region of 10% of the size of this application. I suggest limiting the numbers applied for by Rialto to a similar size to be more in keeping with the culture and nature of the village.
b) The prevention of crime and disorder
The conditions detail only that records of drug seizures shall be kept. Not that any pro-active steps will be used to prevent use of or dealing in drugs on the premises.
c) Public safety

The conditions detail only that records of ejections of patrons and incidents of disorder shall be kept. Not that any steps will be used to manage the behaviour of patrons either on or outside of the premises.
d) The prevention of public nuisance
The conditions detail only that steps shall be taken to reduce the level of noise where it is likely to cause a disturbance to local residents. It does not describe whether the steps will be checked for effectiveness or whether the local residents will be consulted on the efficacy of the measures taken.
The mitigation of noise disturbance is limited to that from regulated entertainment and omits to mention the noise from people at the premises, crowds arriving or leaving, cars, etc
e) The protection of children from harm
Given that the application is for entertainment from 11am to midnight and 7 days per week then the increased activity in the area will inevitably impact on people that retire to bed early. This will include children.
The lack of parking at the premises will increase the risk to children as customers will be inclined to park on residential streets.

5

- Like

*ntinue on separate sheet if necessary)*

ned ..... ..... Date ...14/07/2021.....

**ase send this notice to the address below:**

ensing Section
thumberland County Council
keford Depot
st View
keford
thumberland
62 5TR

ephone: 01670 623856

ail: licensing@northumberland.gov.uk

# Fw: Rialto licensing objection

Helen Tait <Helen.Tait01@northumberland.gov.uk>
on behalf of
Licensing Mailbox <Licensing@northumberland.gov.uk>
Tue 13/07/2021 06:01
**To:** Helen Tait <Helen.Tait01@northumberland.gov.uk>

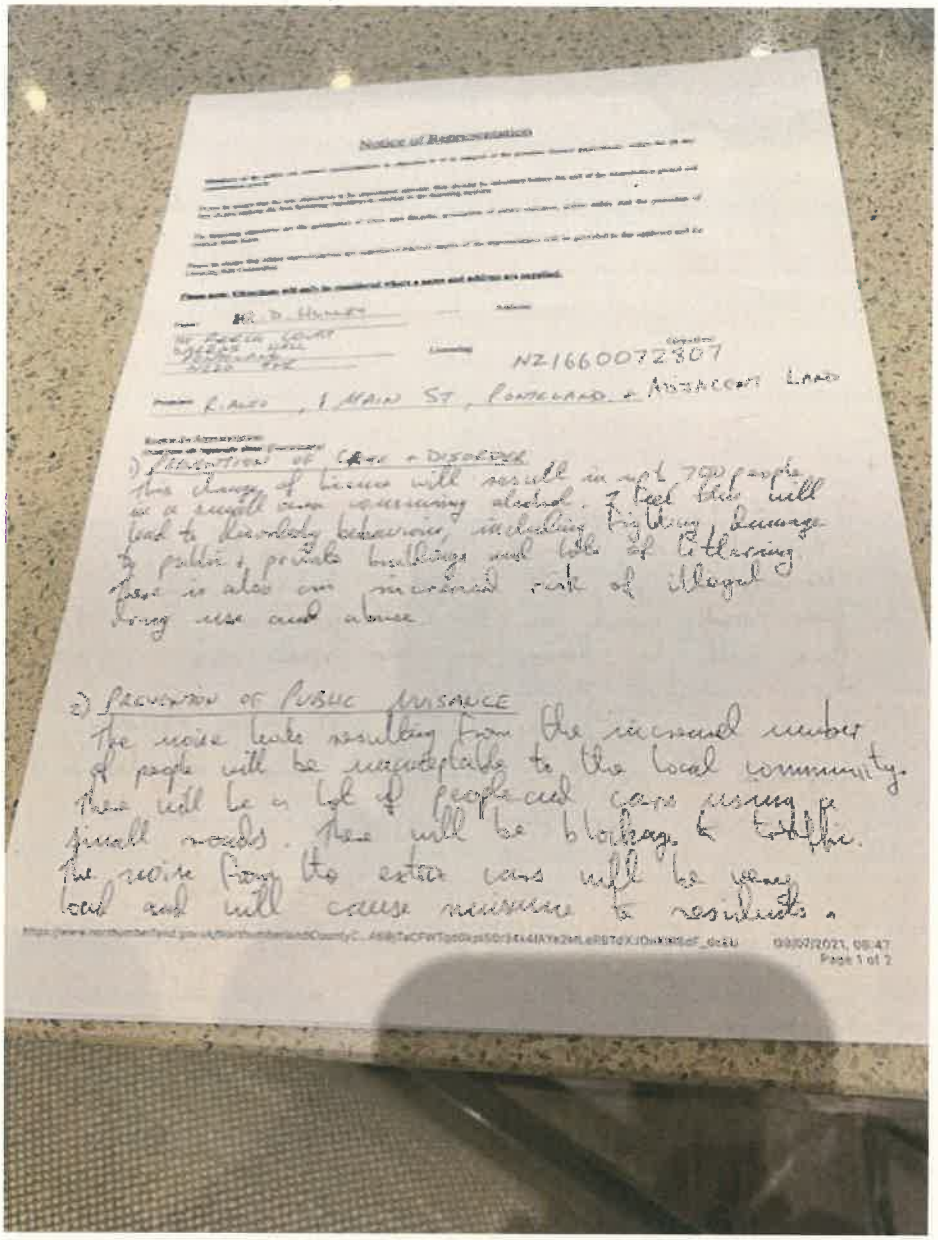
Licensing Team
Business Compliance & Public Safety Unit
Housing and Public Protection Service
Northumberland County Council
Stakeford Depot
East View
Stakeford
NE62 5TR

T: 0345 600 6400
E: licensing@northumberland.gov.uk

---

**From:** [redacted]
**Sent:** 12 July 2021 22:02
**To:** Licensing Mailbox <Licensing@northumberland.gov.uk>
**Subject:** Rialto licensing objection

From
Dave Hulley
14 Beech Court
Ponteland



Notice of Representation

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Name: [illegible] D. [illegible]

Address: [illegible]

Licensing: NZ1660072807

Premises: RIALTO, 1 MAIN ST, PONTELAND + ADJACENT LAND

Reason for Representation

1) PREVENTION OF CRIME + DISORDER

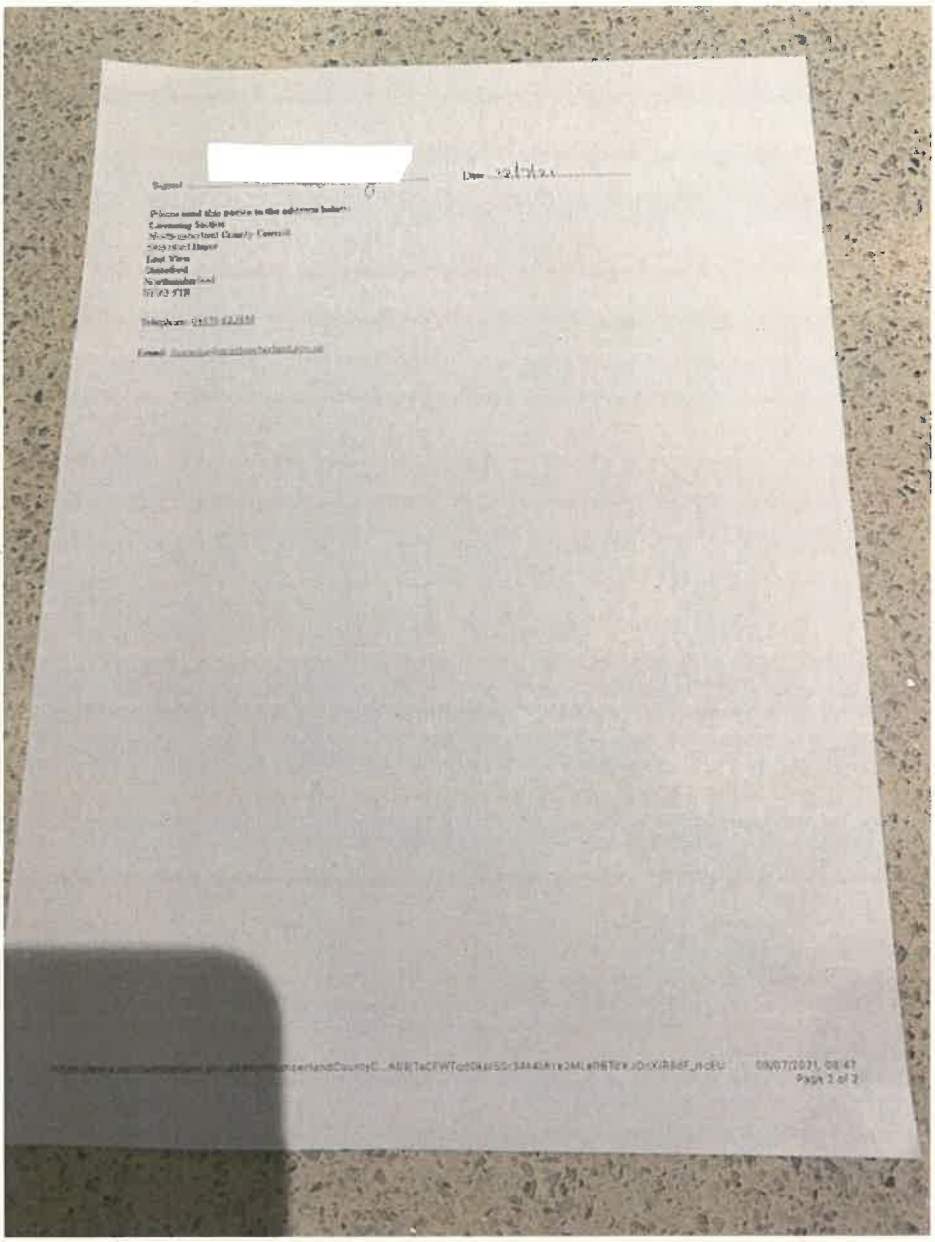
The change of licence will result in up to 700 people in a small area consuming alcohol. I feel this will lead to disorderly behaviour, including fighting, damage to public + private buildings and lots of littering. There is also an increased risk of illegal drug use and abuse.

2) PREVENTION OF PUBLIC NUISANCE

The noise leaks resulting from the increased number of people will be unacceptable to the local community. There will be a lot of people and cars using a small roads. There will be blockage to traffic. The noise from the extra cars will be very loud and will cause nuisance to residents.

https://www.northumberland.gov.uk/NorthumberlandCountyC...[illegible] 09/07/2021, 08:47

Page 1 of 2



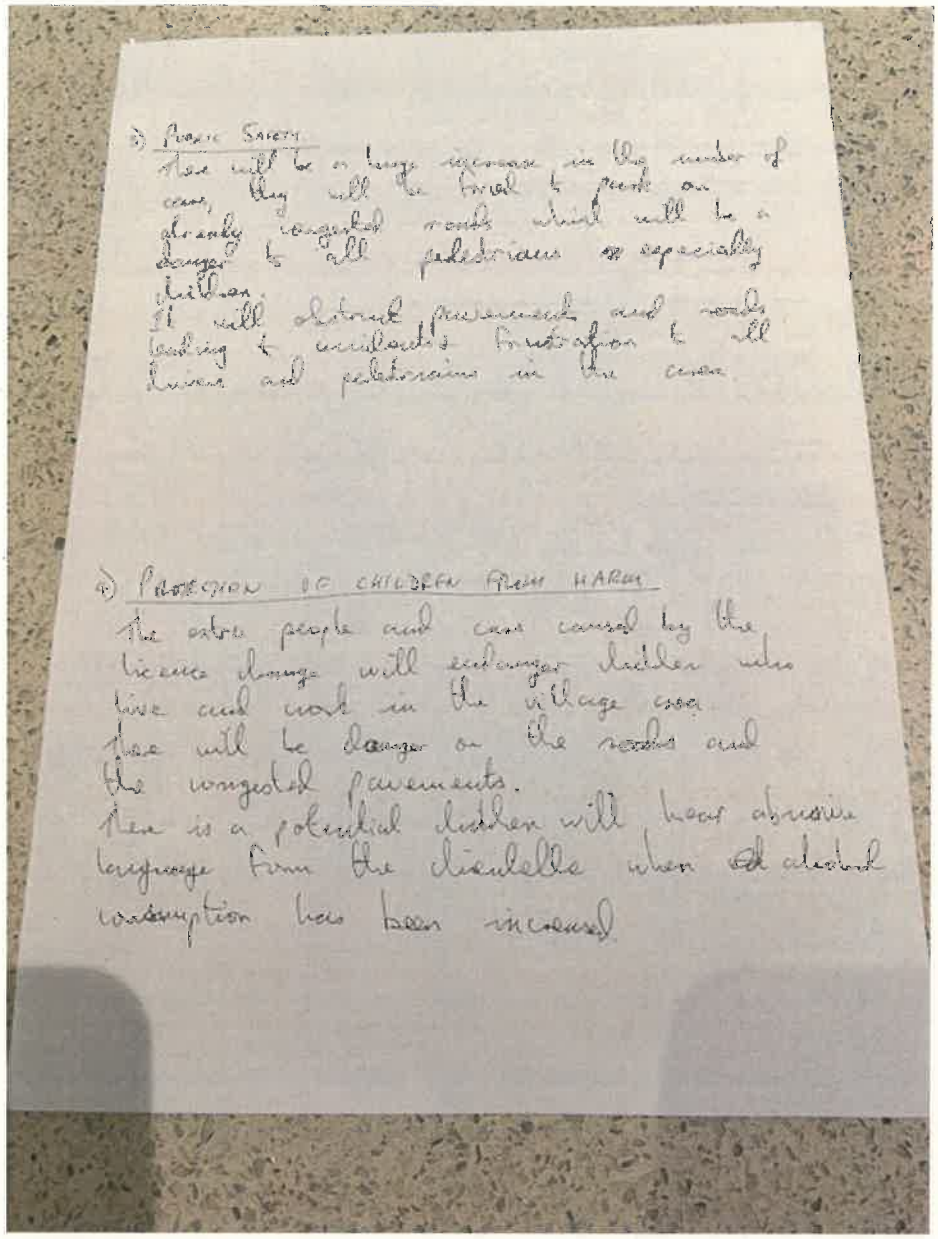
Signed [redacted] Date 12/7/21

Please send this notice to the address below:
Licensing Section
Northumberland County Council
Seaton Hall Depot
East View
Shanford
Northumberland
NE63 9TB

Telephone: 01670 622 [illegible]

Email: [illegible]

[illegible] 09/07/2021, 08:47
Page 2 of 2



3) PUBLIC SAFETY

There will be a huge increase in the number of cars, they will be forced to park on already congested roads which will be a danger to all pedestrians ~~as~~ especially children.
It will obstruct pavements and roads leading to accidents & frustration to all drivers and pedestrians in the area.

4) PROTECTION OF CHILDREN FROM HARM

The extra people and cars caused by the licence change will endanger children who live and work in the village area.
There will be danger on the roads and the congested pavements.
There is a potential children will hear abusive language from the clientelle when ~~ed~~ alcohol consumption has been increased.

Sent from my iPhone

# Fw: Ref NZ1660072807 objection to Rialto expansion and licensing requirements.

Helen Tait <Helen.Tait01@northumberland.gov.uk>
on behalf of
Licensing Mailbox <Licensing@northumberland.gov.uk>
Tue 13/07/2021 06:01
**To:** Helen Tait <Helen.Tait01@northumberland.gov.uk>

Licensing Team
Business Compliance & Public Safety Unit
Housing and Public Protection Service
Northumberland County Council
Stakeford Depot
East View
Stakeford
NE62 5TR

T: 0345 600 6400
E: licensing@northumberland.gov.uk

---

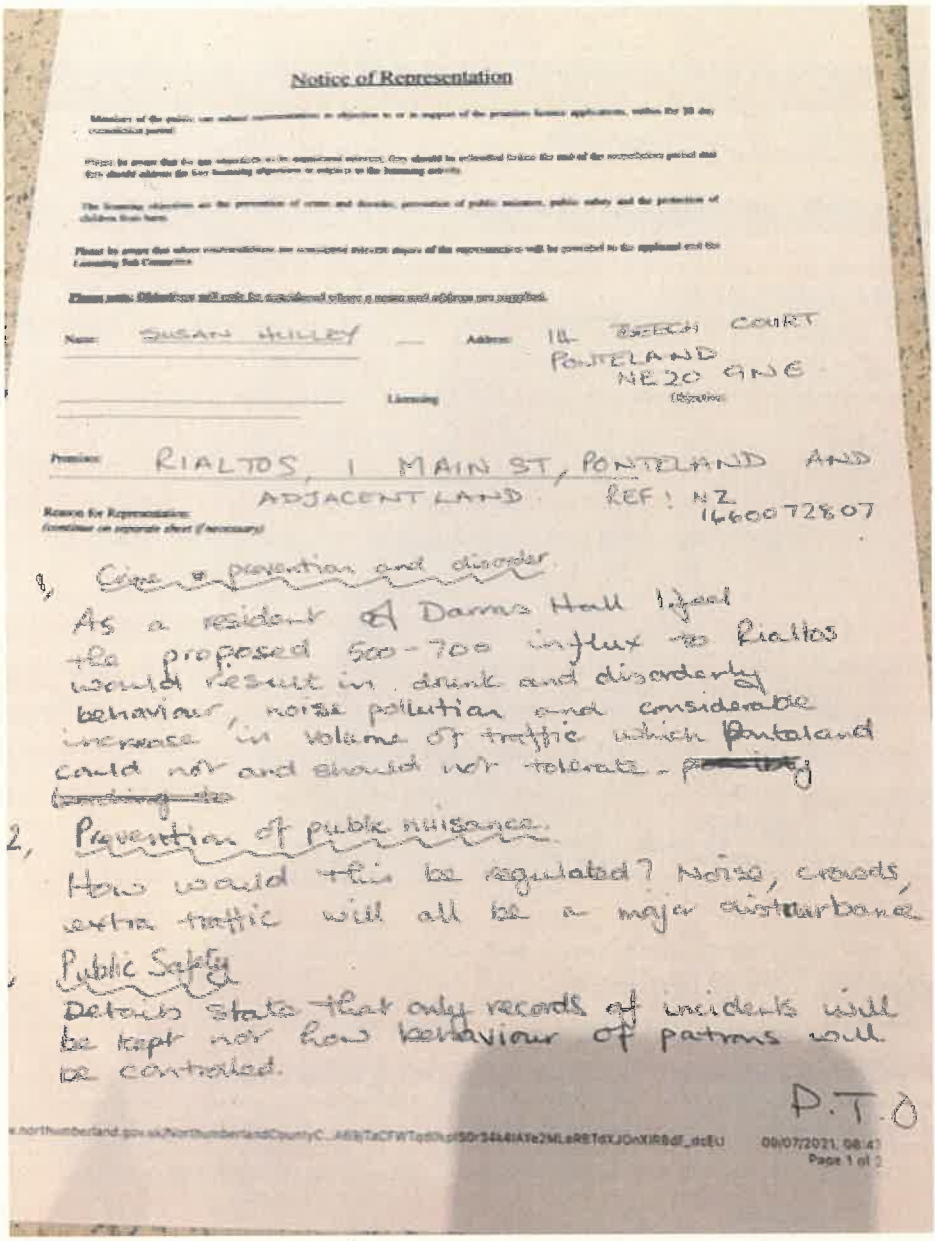
**From:** S
**Sent:** 12 July 2021 21:28
**To:** Licensing Mailbox <Licensing@northumberland.gov.uk>
**Cc:** suehulley@hotmail.co.uk <suehulley@hotmail.co.uk>
**Subject:** Ref NZ1660072807 objection to Rialto expansion and licensing requirements.

To who it may concern

Please note my objections to the above.
Many thanks

Sue Hulley
14 Beech Court
Ponteland
NE20 9NE

07920080880



## Notice of Representation

Members of the public can submit representations in objection to or in support of the premises licence applications, within the 30 day consultation period.

Please be aware that the use [illegible] in the [illegible] interest, they should be submitted before the end of the consultation period and they should address the [illegible] in relation to the licensing activity.

The licensing objectives are the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Please be aware that where representations are considered relevant aspects of the representation will be provided to the applicant and the Licensing Sub Committee.

Please note: Objections will only be considered where a name and address are supplied.

Name: SUSAN HULLEY Address: 14 BEECH COURT PONTELAND NE20 9NE

Licensing (Objective)

Premises: RIALTOS, 1 MAIN ST, PONTELAND AND ADJACENT LAND REF: NZ 1660072807

Reason for Representation:
(continue on separate sheet if necessary)

1, Crime & prevention and disorder

As a resident of Darras Hall I feel the proposed 500-700 influx to Rialtos would result in drunk and disorderly behaviour, noise pollution and considerable increase in volume of traffic which Ponteland could not and should not tolerate. ~~[illegible]~~

2, Prevention of public nuisance

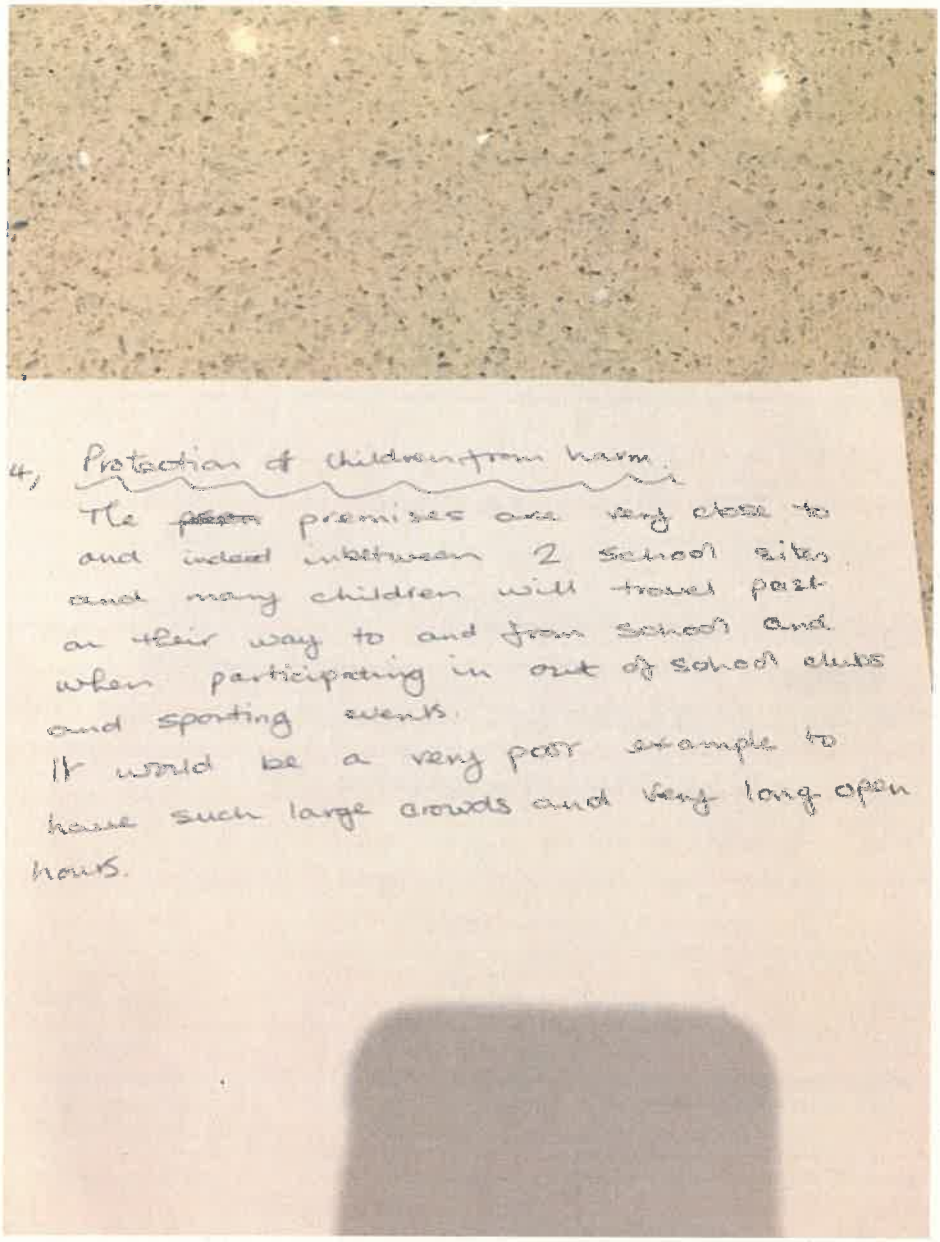
How would this be regulated? Noise, crowds, extra traffic will all be a major disturbance.

Public Safety

Details state that only records of incidents will be kept nor how behaviour of patrons will be controlled.

P.T.O

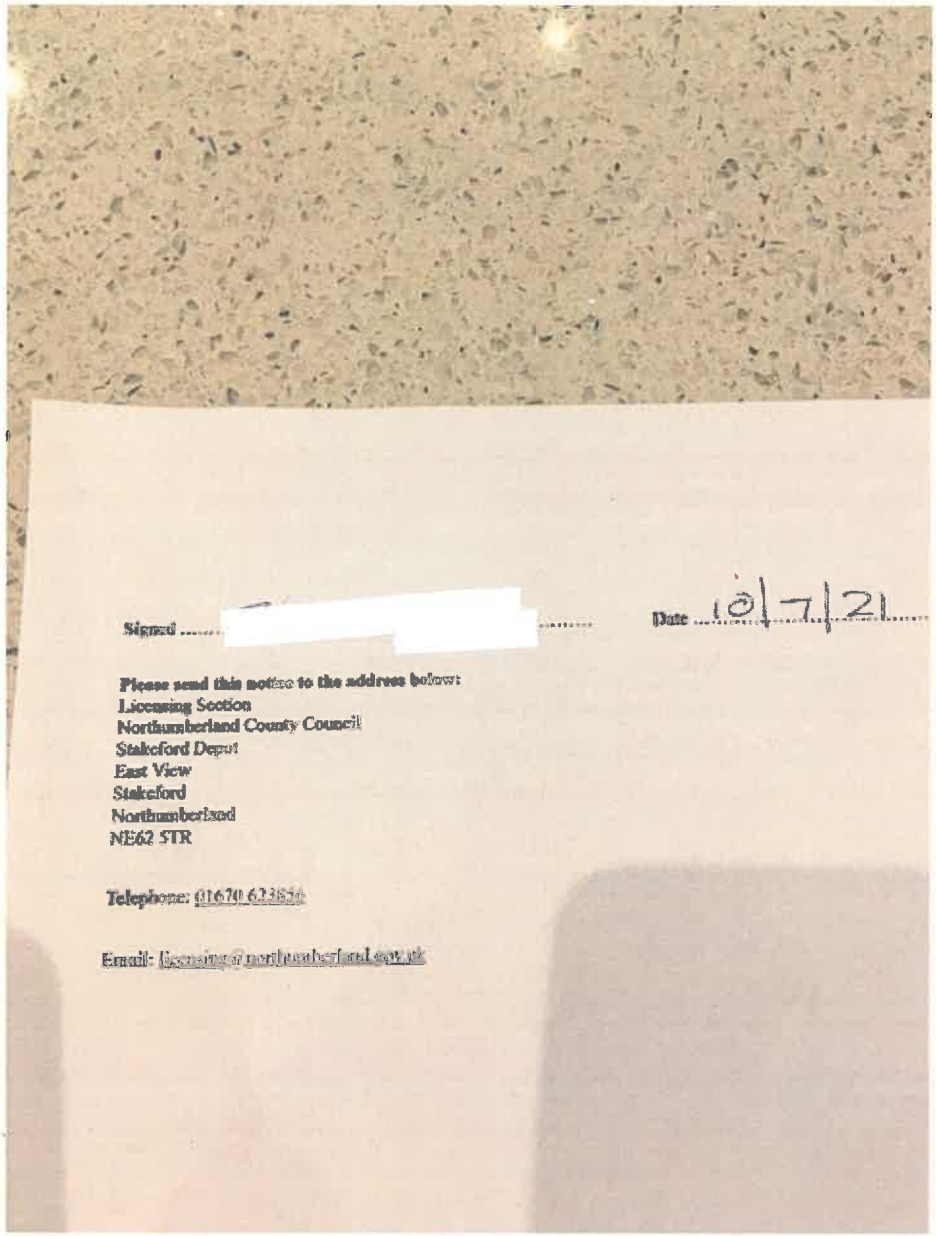
w.northumberland.gov.uk/NorthumberlandCountyC...A6BjTaCFWTqd0kpISDr34k4IAYe2MLeRBTdXJOnXIRBdF_dcEU 09/07/2021, 08:47
Page 1 of 2



4, Protection of children from harm.

The ~~plan~~ premises are very close to and indeed inbetween 2 school sites and many children will travel past on their way to and from school and when participating in out of school clubs and sporting events.

It would be a very poor example to have such large crowds and very long open hours.



Signed ..... [redacted] ..... Date 10/7/21

Please send this notice to the address below:
Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email- licensing@northumberland.gov.uk

Sent from my iPhone

# Notice of Representation

Members of the public can submit representations in objection to or in support of the premises licence applications, within the 28 day consultation period.

Please be aware that for any objections to be considered relevant, they should be submitted before the end of the consultation period and they should address the four licensing objectives in relation to the licensing activity.

The licensing objectives are the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name:

Kim Johnson

Address:

5 Guardians Court, Ponteland, Northumberland

Licensing Objective: Prevention of Crime & Disorder; Prevention of Public Nuisance, Public Safety.

Premises: Rialto, 1 Main Street, Ponteland NE20 9NH and land adjacent thereto ref NZ16600 72807

Reason for Representation:

The basis for this opposition is that granting this licence for these premises will not promote the licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour. Granting such a licence would provide a further source of alcohol within an area already heavily populated with licensed premises that crime, disorder and public nuisance have already reached problem levels for the local police.

Reported Crime levels within 1 mile of the restaurant are as below:[1]

| Crime Type | Number with the past year |
|---|---|
| Anti social behaviour | 177 |
| Criminal damage and arson | 33 |

[1] https://www.adt.co.uk/crime-in-my-area accessed 9/07/2021 17:16

| | |
|---|---|
| Drugs | 11 |
| Public Order | 22 |
| Violence & Sexual Offences | 147 |

This application is a fundamental change to the nature of the restaurant hidden under the cloak of a license change. Ponteland already has enough restaurant and public house provision to cater for the local population. This is a blatant attempt to turn the village into a party venue more suited to Osborne Road or the centre of Newcastle. As the vast majority of people likely to be attracted to this sort of venue will come from out of the area there is an increased likelihood of the sort of disorder regularly seen in town, with consequent increased risks to public safety from increased traffic as there is very limited public transport into the Village, let alone out of it late at night.

There is no provision for additional parking in the plans to cater for the increased numbers, meaning that drivers coming to the venue will be looking for parking spaces in nearby streets, inconveniencing the local population, including the significant amount of sheltered accommodation and other housing for the elderly.

The proposed taxi rank is more suitable to Newcastle Central Station than Ponteland Village, and will increase the likelihood of disorder at closing time as crowds jostle for what will inevitably be a limited number of taxis. It will also extend the noise and disruption well beyond closing time.

The playing of live and other music outdoors will have a deleterious effect on all residents – it is verging on the impossible that "noise from amplified and recorded music...will be inaudible at the boundary of the nearest residential premises" – otherwise what would be the point of playing it?

The provision of outdoor live music and alcohol on a daily basis is completely incompatible with the way the residents of the Village have come to enjoy living here and will inevitably lead to increased anti social behaviour and public nuisance. The restaurant already has a first floor with a bar which is used for occasional events, but is rarely in use otherwise, so there seems to be little evidence that demand is bigger than the venue can already cope with.

The area proposed backs onto the River Pont which sees many birds including herons, kingfishers and ducks inhabit the banks. The nature of outdoor eating and drinking poses two potential issues – increased litter and noise can disturb this wildlife detrimentally

Finally there is confusion in the Agreed Conditions – paragraph 7 states there will be a Challenge 25 policy, but the final line states that if a member of staff knows that a person is over 18 years of age then such a challenge for proof of age will not be necessary. This is fundamentally incompatible with a Challenge 25 policy.

Granting such a licence would provide a further source of alcohol within an area already heavily populated with licensed premises that crime, disorder and public nuisance have already reached problem levels for the local police.

# Notice of Representation

Members of the public can submit representations in objection to or in support of the premises licence applications, within the 28 day consultation period.

Please be aware that for any objections to be considered relevant, they should be submitted before the end of the consultation period and they should address the four licensing objectives in relation to the licensing activity.

The licensing objectives are the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: KEITH JONES ..... Address:

67 THE RISE, PONTELAND
NE20 9LQ

b, c, d, e ..... Licensing Objective:

Premises: 'Rialto' 1 MAIN STREET & LAND THERETO ref NZ 16600 72807 PONTELAND, NE20 9NH

Reason for Representation:

*(continue on separate sheet if necessary)*

*I object to this application for the following reasons:*

1. *The land covered by this application falls totally within the "Ponteland Conservation Area" The definition of a "Conservation Area" is an area of special historic or architectural interest which it is desirable to preserve or enhance.*

*The provision of amplified, outdoor live and recorded music/alcohol/food is not compatible with a conservation area, nor in keeping with the character and heritage of the centre of Ponteland, nor conducive to maintaining good public order.*

2. *The increased road traffic brought about by this application will exacerbate an already congested round-about and traffic lights in the centre of Ponteland. As the licence is for thirteen hours each day of the week this will be an issue at peak times and weekends and add a further risk to road and pedestrian safety.*

*3. There is no possibility that amplified live and recorded music will be contained within the defined area, thus causing a nuisance to locals and in particular to residents in nearby dwellings.*

Signed .....  ..... Date .....

12th July 2021

**Please send this notice to the address below:**

# Notice of Representasion

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: ....AlmondKellacher.....Address: 23 Rowan Drive, Ponteland NE20 9QJ

Licensing Objective: Prevention of Public Nuisance, Public Safety

Premises:Land at back of Rialtos 1 Main Street, Ponteland, NE20 9NH and land adjacent thereto ref NZ16600 72807

Reason for Representation: Objection to Application

*(continue on separate sheet if necessary)*

I wish to object to the licencing of the proposed development at the rear of Rialto's Ponteland.

1.Prevention of Public Nuisance

This will create a noise nuisance to the surrounding areas. There are residential houses and flats nearby on Callerton Lane and a house directly behind.

This would encourage an additional influx of people from outside the area for the purpose of drinking and partying, giving rise to an increase of rowdy behaviour in the area and parking problems. Providing a taxi rank, which we understand excludes local taxis is discriminating against local businesses.

The existing car park behind Lloyds Bank is for their customers and is needed for people using the cashpoint pr the bank in office hours. This new proposal would mean that those spaces would be taken up by people visiting the 'Stack' rather than the bank.

2. Public safety

The access to the site is very narrow and people need to be able to walk on that stretch of road from the Lloyds car park to get to the cash point as there is no pavement.

At capacity this would lead to approximately 200 additional cars into Ponteland which will give rise to traffic problems and safety. It will generate more traffic onto the A696 which is already a very busy road. Where will these additional cars park? Although car parks already exist in the area they are well used. This potentially gives rise to cars parking on roadsides which could generate safety problems for pedestrians and other motorists.

Signed ..... ..... Date .....12 July 2021.....

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

# Notice of Representation

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Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: ...Bruce and Sue Kirtley. Address:39 Avondale Road, Ponteland, Newcastle Upon Tyne NE20 9NA

Tel:

Email :

Licensing Objective: B ,C , D

Premises: **RIALTO. 1 Main Street, Ponteland Application Ref:NZ1660072807**

Reason for Representation:

*Having looked carefully at the proposed Application we want to register our objection.*

*B Prevention of Crime and Disorder – Addition of potentially 500 – 800 additional people consuming alcohol in a small village centre is a recipe for increasing Crime and disorder. Police services are already overstretched and do not have the capacity to cope with this additional demand. You only have to see what happens on New Years Eve when large groups of people spill out from local pubs onto the streets.*

*C. Public safety*

*Concern of additional traffic, broken glass, litter, vomit. Access for taxis and vehicles cross a main footpath.*

*D. Prevention of Public Nuisance*

*Residents living close to village centre including many elderly and vulnerable people will be subject to a greater amount of noise and disturbance. Along with 2 nearby churches. Music playing up to midnight will create a massive nuisance to local residents plus an increase in traffic with hundreds of people arriving and departing the area.*

*In conclusion and for the reasons stated we wish to record our formal objection to the licensing application in respect of the new 'Container Village' just off the main street of Ponteland the main road to the borders.*

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# Notice of Representation

Members of the public can submit representations in objection to or in support of the premises licence applications, within the 28 day consultation period.

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: Mr J P Land..... ..... Address: 42 Windfall Road, Darras Hall,

Ponteland, Northumberland, NE20 9EW Licensing Objectives: a, b, c, d, and e.....

Premises: Rialto, 1 Main Street and land adjacent thereto ref NZ 16600 72807.....

Reason for Representation: *(continue on separate sheet if necessary)*

a) General – all four licensing objectives (b,c,d,e)

The application states that the conditions are appropriate and proportionate. I disagree. The conditions are vaguely worded and lack positive commitment to ensuing a safe and peaceful environment at and near to the premises. Some examples are listed under each of the licensing objectives below.

Ponteland is not populous enough to justify such a large venue and it does not have the facilities to safely cater for large numbers of patrons travelling from outside of the village to attend these premises for events. The outdoor facilities of other licensed premises in the village are in the region of 10% of the size of this application. I suggest limiting the numbers applied for by Rialto to a similar size to be more in keeping with the culture and nature of the village.

b) The prevention of crime and disorder

The conditions detail only that records of drug seizures shall be kept. Not that any pro-active steps will be used to prevent use of or dealing in drugs on the premises.

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The mitigation of noise disturbance is limited to that from regulated entertainment and omits to mention the noise from people at the premises, crowds arriving or leaving, cars, etc

e) The protection of children from harm

Given that the application is for entertainment from 11am to midnight and 7 days per week then the increased activity in the area will inevitably impact on people that retire to bed early. This will include children.

The lack of parking at the premises will increase the risk to children as customers will be inclined to park on residential streets.

Signed ... ..... Date ...11/07/2021

**Please send this notice to the address below:**
Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR
Telephone: 01670 623856
Email: licensing@northumberland.gov.uk

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Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: .....Stephen Langstaff ..... .....

:Mayfair House, Callerton Lane, Ponteland NE209EG .....

..... Licensing Objective: .....Crime and disorder, prevention of public nuisance and public safety.....

Premises: ...Rialto Resteraunt

.....

Reason for Representation:

*(continue on separate sheet if necessary)*

My home is directly opposite the proposed development and I wish to raise objections to the proposed development.

As a local house owner we are already subject to issues of disorder and nuisance arising from current licensed presences in Ponteland and the increased numbers who will be attracted into what is an already overcrowded location will only make the matter worse. Traffic management in and around the location currently is non existent with vehicles vastly exceeding speed limits especially on Callerton Lane and the provision for more traffic travelling at high speed in a location where people have been drinking until late at night can only be unsafe at the least.

Under the proposals there are no measures outlined to detail how people will disperse at closing time as all public transport is suspended and there are no means for large numbers of people most of whom will have been drinking to get home. It is inevitable that this will lead to cases of disorder and violence, as Ponteland has no permanent police presence this will not take much to escalate and become a major incident.

local resident the thought of large groups of predominantly young people roaming around the village late at
will only exasperate the current issues of low level crime and disorder which will go on late into the night
ng local residents fearful and disturbed.

Signed .....

Date .....

12 JUL 2021

# Notice of Representation

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Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: ....MicheleLannon..... ..... Address: 55 Eastern Way, Ponteland, NE209RE.....

..... Licensing Objective:
...RXA.HOL356.1.....

Premises: .....Rialto,1,Main Street,
Ponteland.....

Reason for Representation:

*(continue on separate sheet if necessary)*

I wish to object to the application of a premises licence under Sec 17 of the Licensing Act 2003 for the following reasons:-

Ponteland is very much a family orientated village and also home to older residents. At the moment the balance of the village in relation to public houses, restaurants and take away facilities is "just about right" whereby it serves it's purposes for the local residents as well as visitors from surrounding areas. However, the increase in use of outdoor spaces during the Covid pandemic has probably increased by 50% in the last year and this is starting to show in relation to increase of traffic as more people visit the area. In light of the proposal of a potential further 500 people descending upon the village this will cause untold issues which are outlined below

**CRIME AND DISORDER**

The proposal will attract a further 500 plus people to the village whereby more police will be required to control any anti-social behaviour, which will include drunkenness, petty theft, violence, drug dealing. Policing as we know is very stretched in the north east area. Furthermore, additional resources like ambulances will be required adding more

expense to the tax payer. The outline of proposal will attract the younger generation who statistically are the major benefactors of crime and disorder under the influence of drugs and alcohol.

**PUBLIC NUISANCE**

The majority of the customers will be outside and this will seriously impact on the noise pollution for nearby residents, as well as other residents walking in close proximity to the venue.

The likelihood of littering is also a concern to the outside of the venue and surrounding area.

**PUBLIC SAFETY**

The location of the venue is immediately adjacent to the main road and the likelihood of customers consuming excess levels of alcohol are high therefore jeopardising their safety as well as other road users.

When the venue closes at night 100's of people will descend onto a small area which could potentially cause overspilling onto the main road.

Parking is a BIG issue within the village and due to the expected increase in traffic there is insufficient parking facilities to combat this. Misuse of nearby restaurant/pub parking will no doubt occur having an impact on other local businesses.

**PROTECTION OF CHILDREN FROM HARM**

As previously stated the village is a family orientated area, if this licence was given the green light it would have a huge impact on family lives. Children passing by will be able to see and hear quite clearly anti-social behaviour in terms of drunkenness, public order offences and excessive noise.

# Notice of Representation

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The licensing objectives are the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: Dr Valerie Larkin
Address: 30, Hawthorn Way, Ponteland NE20 9RU

Licensing Objective: .....

Premises: **Rialto's Main Street Ponteland.**

Reason for Representation:

Dear Sir / madam,

I object to the application based on the following concerns:

- The size and nature of the proposed changes to Rialtos are not in keeping with its location, a quiet residential rural village.
- The area consists of mainly families and older residents, who have concerns regarding the change from inside restaurant to external entertainment area, as this will radically change the impact the business has on the local community and environment.
- There will be increase noise, due to a large external area not providing any soundproofing and associated 'entertainment' e.g. noise from guests and music. As per planning application, amplified entertainment is planned, the applicant states that's this *"shall be inaudible at the boundary of the nearest residential dwellings".*
- There is no mention of how this will be achieved, which acoustic equipment will be installed at what location to assess decibel levels, who will monitor and evaluate any noise assessment and if this will be assessed proactively, i.e. as a prior test of any equipment or reactively, i.e. only when a resident complains. As such I feel no plans are made to reliable assess noise and light impact, which will result in increased disturbance to the local community and increase in complaints and therefore use of council and police time dealing with resulting problems.

- There will be increase light pollution, due to a large external area and associated 'entertainment' which is incompatible with this quiet rural residential area.
- The focus of Rialtos will move from eating, with some alcohol, to the external entertainment area for which the focus is alcohol consumption. This increases the possibility of inappropriate behaviour, not commensurate with a quiet residential rural village.
- Increased traffic and parking problems which are inappropriate for a small residential rural village.
- These issues will have a detrimental effect on the health and wellbeing of the local community and residential area, impacting upon sleep and rest due to increased noise and light; preventing local residents from using their private gardens / having windows open due to noise issues; and safety concerns regarding customer behaviour, rubbish and excess traffic and parking issues.

Signed ...*Valerie Larkin* Date 8/7/21

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

# Notice of Representation

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: **ATUL MALHOTRA** Address: **63 Runnymede Road, Ponteland, NE20 9HJ**

Licensing Objective: **All**

Premises: **1 Main Street and land adjacent thereto (ref NZ 16600 72807), Ponteland, NE20 9NH.**

Reason for Representation:

*(continue on separate sheet if necessary)*

**My objection is based on my concern that this new licence may increase the possibility of public nuisance for the many dwellings nearby, including my own. Because the application relates to an outdoor space within a rural environment, noise will carry easily across the locality raising serious concerns about noise nuisance. Households in the immediate vicinity would be greatly affected by this.**

**Additionally, the are concerns about an increase in low level disorder when guests/patrons are leaving the Premises. The sale of alcohol would also encourage drinking culture in the locality and may promote underage drinking if the perimeter of the Premises cannot be managed. The grant of the license would also promote Anti-social behaviour, and this would be compounded by the fact the Premises sits predominately in a residential area.**

**For the above reasons, I object to the application on the basis that it would contravene the licensing objectives, specifically:**

1. **The application has the potential to increase, rather than decrease crime and disorder.**
2. **Public safety may be affected by the application being granted.**
3. **The proposal has the potential to cause public nuisance.**
4. **The application may result in harm to children.**

**Should the license not be rejected for the reasons stated above, a representation is proposed to ensure any infringement of the licensing objectives is limited. It is proposed that restrictions or conditions are imposed as part of the license to ensure that the licensing objectives for the local area can be managed. This would include:**

a. **The trading hours are reduced for the prevention of public nuisance and wider public safety.**
b. **A restriction on the number of live music events at the premises.**
c. **Noise limits on any live/recorded/broadcast music or media via a sound limiter device.**
d. **Additional security measures guaranteeing the perimeter of the Premises to the extent that it would prevent underage alcohol consumption and public disorder.**
e. **Strict adherence to the 'Challenge 25' policy.**
f. **Limited capacity.**
g. **Requirement for door supervisors at the premises at all times.**

Signed

Date **9th July 2021**

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

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# Notice of Representation

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: Andrew Maxwell..... ..... Address: 5 Runnymede Road, Ponteland, NE20 9HE.....

..... Licensing Objective: See below.....

Premises: Rialto, 1 Main Street and land adjacent thereto.....

Reason for Representation:

a) General – all four licensing objectives (b,c,d,e)

The application states that the conditions are appropriate and proportionate. I disagree. The conditions are vaguely worded and lack positive commitment to ensuing a safe and peaceful environment at and near to the premises. Some examples are listed under each of the licensing objectives below.
Ponteland is not populous enough to justify such a large venue and it does not have the facilities to safely cater for large numbers of patrons travelling from outside of the village to attend these premises for events. The outdoor facilities of other licensed premises in the village are in the region of 10% of the size of this application. I suggest limiting the numbers applied for by Rialto to a similar size to be more in keeping with the culture and nature of the village.

b) The prevention of crime and disorder

The conditions detail only that records of drug seizures shall be kept. Not that any pro-active steps will be used to prevent use of or dealing in drugs on the premises.

c) Public safety

The conditions detail only that records of ejections of patrons and incidents of disorder shall be kept. Not that any steps will be used to manage the behaviour of patrons either on or outside of the premises.

d) The prevention of public nuisance

The conditions detail only that steps shall be taken to reduce the level of noise where it is likely to cause a disturbance to local residents. It does not describe whether the steps will be checked for effectiveness or whether the local residents will be consulted on the efficiency of the measures taken.
The mitigation of noise disturbance is limited to that from regulated entertainment and omits to mention the noise from people at the premises, crowds arriving or leaving, cars, etc.

Amplified music played outside will travel a considerable distance and cause disturbance to the surrounding residents. This will prevent people from being able to enjoy their outside space and will require windows to be kept shut. This will degrade peoples' quality of life in the surrounding area.

e) The protection of children from harm

Given that the application is for entertainment from 11am to midnight and 7 days per week then the increased activity in the area will inevitably impact on people that retire to bed early. This will include children. Loud music even during the local beer festival once a year can be heard for a considerable distance. There are no measures to control this noise pollution which will also be combined with the noise generated by crowds.

The lack of parking at the premises will increase the risk to children as customers will be inclined to park on residential streets.

Signed ..... ..... Date 12/07/21

.....

# Notice of Representation

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**Please note: Objections will only be considered where a name and address are supplied.**

**Name**:.....Norvil McClurg.....**Address**: .....8 Larchlea, Ponteland, NE20 9LG.....

.....**Licensing Objective**: Food, Alcohol & Entertainment Application.....

**Premises**: .....Rear of Rialto's Restaurant, 1 Main Street, Ponteland, NE20 9NH.....

**Reason for Representation**:

*(continue on separate sheet if necessary)*

To raise concern and object to the granting of the application on the bases of:-

1. Prevention of Public Nuisance
2. Public Safety

**1. Prevention of Public Nuisance**

Ponteland is a delightful quiet semi-rural town with a village atmosphere and strong community spirit. It is renown as a desirable residential area and attracts those who prize the provision of good quality amenities– schools, sport & leisure, community facilities, shopping , restaurants etc. along with peace and quiet in a rural setting, while having easy access to the more dynamic and exciting delights of Newcastle City, if and when favoured. Development of residential and commercial units has been controlled in a planned and balanced way resulting from strong and timely community representation and popular intervention. Established hospitality businesses in the village are now struggling to recover post Covid restrictions on movement and commercial opportunities and must be allowed to do so in a well-balanced competitive environment.

This licence application foresees the introduction of a very different type of hospitality provision and one that has the potential, through its scope and scale, to radically upset the balance referred to in residential, community and commercial spheres. Almost uniquely, Ponteland has retained its resident population through generations and this has meant the creation of many retirement units in or very close to the village centre with access to essential public amenities and where this licence application will apply – literally within a very few yards of the homes of hundreds of elderly residents. It is certainly

within easy earshot of Atholl House, Fairney Drive, Mayfair Gardens, Hemmingway Court, Henderson Court and Cecil Court, creating **Public Nuisance** for hundreds of elderly and many disabled elderly residents. The fact that this application envisages a combination of the service of food, alcoholic beverages and amplified live and pre-recorded music and entertainment with late provision till midnight every day of the week, is in itself demonstrably inappropriate in such proximity to dwellings for the elderly. Judging by similar provision elsewhere, the music will be loud to create atmosphere and the staging very brightly lit to highlight the acts and performers – musicians, singers, DJs and the like. The fact that it is planned for an entirely outdoor setting with no natural hedges, trees or vegetation to screen or baffle the emitting cacophony of music and hubbub of conversation and laughter means that the sound will travel easily, far and wide to the **Public Nuisance** of those living adjacent. Added to this is the intended scale of the venture for which the licence is applied. With seating on the plans lodged for an estimated hundred and sixty souls, standing and free movement area for hundreds more and dozens of staff to provide the food, beverage and associated services. Of course, this is in addition to the hundred plus patrons that can already be accommodated inside the adjacent restaurant/bar at Rialto's.

This is clearly not a facility intended to draw a viable patronage from the village itself. The scale and the demographic are patently insufficient and just wrong. No, this is designed to offer a similar attraction to those available already in Newcastle City, Quayside, Pilgrim Street, etc and to draw a sizable slice of the same target audience to a lively, bustling venue in an out of town but nearby, up-market destination.

This large number of patrons and staff must arrive and depart, potentially, daily & nightly, and consideration must be given to the means by which this is to be achieved. Public transport to and within the village is already inadequate, especially after business hours and could not accommodate the routes and numbers demanded. If at capacity, the use of taxis would put a severe strain on local taxi services, parking, stopping, starting, turning, identification & collection of patrons late at night. These factors put at risk the safety of patrons and residents alike and add to the **Noise Nuisance to the Public**, inconvenience of dog walkers and blockage of progress through the main street. If patrons arrive by car (with designated driver), there is certainly not sufficient car parking facility nearby to adequately meet this scale of demand. The natural consequence of this is that vehicles will be inconsiderately parked in areas and in ways that will constitute **Public Nuisance**. The **Public Nuisance** may not arise every day – on the other hand it may – if this licence is granted. It does not matter – it is the duty of the Licencing Committee to prevent **Public Nuisance**.

This scenario is predictable in a directly linear way and will undoubtedly result in very **significant Public Nuisance** to the town's most valued and respected residents who have served to build and protect our community in the past as we must now protect theirs. This **Public Nuisance** can be foreseen and can be Prevented, which is the purpose of this application process. Moreover, it is the duty of members of our community to identify the nature and scale of the **Public Nuisance** to those in authority and the OBLIGATION of these public servants to heed and act on these concerns to protect those who must and deserve to be protected from **Public Nuisance**.

**2. Public Safety**

As it is intended that a Licence for Entertainment be granted for this sizeable outdoor space, year-round, across the week and throughout the day, it is likely to include the provision of large outdoor screens to display entertainments and popular sporting events, which attract large partisan crowds for football and rugby matches involving National and Newcastle teams. As we have seen in the recent Euro Championship Tournament these can last long into the evening to 10:30 or 11:00pm and involve the consumption of large quantities of alcohol from early in the day with the concomitant and escalating loss of control of individual behaviour. This presents **Public Safety** as well as **Nuisance** problems which we have not seen previously in Ponteland. Matters might be controlled more readily in an indoor venue, noise subdued and trouble averted..... but in an outdoor setting involving hundreds, this presents an altogether more serious **Public Safety** risk – one it must be said that can be easily foreseen

and can be just as easily prevented by the exercise of public duty by public servants – Council Officials & elected members.

It could be argued that there is a place for large gatherings of sports fans enjoying drinking and lending loud and raucous support to their favoured team - I argue that, given its character, a rural village like Ponteland is not that place.

Given the modest vehicle facilities in Ponteland (roads, parking, turning, manoeuvring etc), the aforementioned traffic issues of the large numbers of drop off and pick up of patrons envisaged by this application and the scale of vehicles needed to transport them throughout the evening, clearly constitute a **Public Safety** risk as well as a **Nuisance**. The siting of a large number of outdoor catering units in 'temporary' housing (kiosks, booths, shipping containers and the like) in an open site and using a variety of cooking appliances, gas cylinders, naked flame BBQs and pressurised beer casks, indicates a significant risk of fire or explosion. While the site sketch indicates a paltry scattering of 'fire extinguishers and a solitary 'fire blanket', what consideration has been given to access to the site, behind a Main Street Terrace, by emergency vehicles and operatives. Two sides are blocked by the River Pont (South & West), the front (East) by buildings with the only vehicle access being via a very narrow lane between two buildings on the North side, followed by a tight left turn into a tiny staff car park space offering limited access to the site.

By the same token, how is it planned for patrons to escape? This is NOT a Planning Issue. The River Pont is an immoveable object, not a Planning Contingency – a dangerous one at that. This is a **Public Safety** risk. How do patrons exit in an emergency situation? The only escape routes appear to be through the restaurant building & adjacent covered archway onto the Main Street or alternatively across a narrow footbridge to the west, over the said River Pont and onto Callerton Lane. Take a look at the bridge, take a look at its size, its strength, its capacity, , how well-lit it is, the fact that it has steps to access it ..... and imagine the number of patrons (possibly well fuelled patrons), trying to cross it simultaneously.... in an emergency. The scale of this proposal and application constitutes a significant portion of the **Public Safety** risk when applied to the location and layout of this particular site,

In summary the inherent aspects of this application which render it unfit for granting are:-

1 The Licence Application for FOOD

2. The Licence Application for ALCOHOL

3. The Licence Application for ENTERTAINMENT

.....all of which breach required conditions of **Public Nuisance** and **Public Safety and I urge the Council to refuse grant of all aspects of this application.**

Signed .....  Date .....13th July 2021.....

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856
Email: licensing@northumberland.gov.uk

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: Lesley and Andrew McKeen ..... Address: 55 North Road, Ponteland NE20 9UN.....

..... Licensing Objective: New Premises Licence Application ID BRA2121733 at Rialto, 1 Main Street and the land adjacent currently used for parking (reference NZ1660 728070)..

Premises: Rialto, Main Street Ponteland and land adjacent.

Reason for Representation:

*(continue on separate sheet if necessary)*

The proposed Shack of seating for 500 people and an additional 200 standing would have an immense impact on local residents, the community and various other organisations within the local area.

We believe this would lead to a very significant increase in anti-social behaviour from late night clientele drinking alcohol until late in the evening accompanied by loud music and live music. We also believe this will lead to a dramatic increase in crime and disorder within the village of Ponteland. We also believe that this will cause a public safety issue due to the substantial increase in late night members of the public milling around the village of Ponteland during and after drinking hours. We also have significant concerns that this type of venue will encourage and lead to a vast increase in under age drinking as these teenagers will be massively attracted to such a venue.

This type and size of venue will vastly increase the need for substantial parking requirements in our village which is already stretched and at saturation point. This type of venue would be more suited to Newcastle City Centre and not a rural village setting. We believe this type of venue will destroy the rural nature and community of Ponteland Village.

We strongly object to this application and appeal to the Licensing Section of Northumberland County council to deny this application and any future applications for this type of venue.

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: .....Dominic McStravick... ..... Address: .....41 Western Way, Darras Hall, Ponteland, NE20 9AS...

..... Licensing Objective: .....Prevention of Crime and disorder, prevention of public nuisance

Premises: .....Rialto, 1 Main Street, Ponteland, NE20 9NH and land adjacent thereto ref NZ16600 72807.....

Reason for Representation:

1- *An increase in the number of cases of drunk and disorderly behaviour within the Ponteland village area.*
2- *Due to the style of the proposed licence, it is undoubtedly going to attract more and more people from outside the area. Whilst this is not a total negative , the issue is that once people leave the premises then the owner / licensee is no longer responsible for these people, and a percentage of these will then become a possible issue to others due to the amount of alcohol consumed, which in due course will put extra strain on the police to attend for disorderly behaviour and criminal damage.*

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# Re: Licence Application Rialto 1 Main Street, Ponteland, Objection

marian milbourne

Thu 15/07/2021 14:49

To: Helen Tait <Helen.Tait01@northumberland.gov.uk>

Hello Helen,
Thank you for letting me know and I'm so sorry the document wouldn't open. I work from an iPad and use Apple Pages, which isn't always compatible with other operating systems..... it's a huge nuisance!
I'm including the text of the objection form below and I hope that will be acceptable.
Please let me know if you need any more information
Best wishes
Marian

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: Marian Milbourne: Address: 53 North Road, Ponteland NE20 9UN

Licensing Objective: New Premises Licence Application ID BRA2121733 at Rialto, 1 Main Street and the land adjacent currently used for parking (reference NZ1660 728070)..

Premises: Rialto, Main Street Ponteland and land adjacent.

Reason for Representation:

*(continue on separate sheet if necessary)*

The proposed Shack of seating for 500 people and an additional 200 standing would have an immense impact on local residents, the community and various other organisations within the local area.

I believe this would lead to a very significant increase in anti-social behaviour from late night clientele drinking alcohol until late in the evening accompanied by loud music and live music. I also believe this will lead to a dramatic increase in crime and disorder within the village of Ponteland. I also believe that this will cause a public safety issue due to the substantial increase in late night members of the public milling around the village of Ponteland during and after drinking hours. I also have significant concerns that this type of venue will encourage and lead to a vast increase in under age drinking as these teenagers will be massively attracted to such a venue.

This type and size of venue will vastly increase the need for substantial parking requirements in our village which is already stretched and at saturation point. Parking is already at a premium and for an existing venue to sacrifice part of their car park in order to accommodate more customers will exacerbate an already significant problem in the village.

This type of venue would be more suited to Newcastle City Centre and not a rural village setting. I believe this type of venue will destroy the rural nature and community of Ponteland Village.

I strongly object to this application and appeal to the Licensing Section of Northumberland County council to deny this application and any future applications for this type of venue.

Signed Marian Milbourne..... Date 15 July 2021.....

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**Please note: Objections will only be considered where a name and address are supplied.**

**Name:** J.V. MILLER **Address:** 38, COLLINGWOOD CRES, PONTELAND. NEWCASTLE UPON TYNE. NE20 9DZ

**Licensing Objective:** Prevention of crime and disorder, prevention of public nuisance, public safety

**Premises:** Rialto, 1 Main Street, Ponteland and land adjacent ref NZ 16600 7280

**Reason for Representation:**

**Prevention of crime and disorder**

A development such as this proposal is wholly inappropriate for location in Ponteland Village. It is obviously aimed at attracting visitors from outside the area in large numbers to a location that is already well provided for in respect of restaurants and public houses.

The occupancy of the existing venues provides more than adequate facilities for current residents and visitors alike, a visit to the various establishments in the village at peak times will verify that.

The occupancy numbers of the proposed development suggest a significant potential risk of disorder associated with large numbers of people and the consumption of alcohol and there will no doubt be the need for additional policing. This development is therefore totally inappropriate for Ponteland.

**Prevention of public nuisance**

For similar reasons to those stated above there is also a high risk of public nuisance. Parking in Ponteland Village is limited and attracting the number of people indicated in the plans that have been submitted will give rise to unnecessary congestion and the need for additional policing.

Additionally, as the application includes the playing of music outdoors, both live and recorded, this cannot fail but to have an adverse effect on the quality of life of local residents. Being a relatively small village there are private residential dwellings such as the Dunsgreen, Mayfair Gardens and Eland Haugh that are close to the village centre and it will be impossible for them not to be affected by significant noise pollution.

I would suggest that it will be impossible to adhere to paragraph 19 of the Agreed Conditions that requires amplified music to be inaudible at the boundary of the nearest residential dwelling. A walk around the village will easily prove that point.

At a time where current events have had a significant effect on mental health and wellbeing, the effect of this development and the potential destruction of the quality of life for local residents just cannot and should not be allowed.

**Public safety**

The Agreed Conditions attached to the application require a great deal of security measures to be adhered to. That in itself suggests that there is a risk to public safety. It even states that there is a requirement to advise the police of the seizure of drugs and other illegal items. Whereas this will no doubt be a requirement for similar venues operating in city centres and other high demand social developments, it has to be noted that this is Ponteland Village, a quiet, respectable semi-rural village that does not have the need nor the infrastructure to accommodate this kind of development.

If this proposal is allowed to proceed there is bound to be disruption and an adverse effect on public safety.

**Signed** Date 10/7/21

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: ***Mr William D Moses***

Address: ***1 Ridgely Drive, Ponteland, NE20 9BJ***

Licensing Objective: ***"Prevention of public nuisance"***

Premises: ***Rialto, 1 Main Street, Ponteland, NE20 9NH and land adjacent thereto ref NZ16600 72807***

.....

Reason for Representation:

***While I appreciate the intention of Conditions 18 and 19 they would appear to be unworkable both from an enforcement point of view as no sound level figures are stated and the fact that the requirement for music to be inaudible at the residential boundaries would effectively prevent the apparent purpose of the venue which is to play live and recorded music for public entertainment***

***I assume a planning permission is also required and indeed Rob Murfin your Director of Planning has indicated that it is. This is a particularly tranquil part of the conservation area and, if permitted, this is likely to lead to a raft of complaints to the Council***

Signed

Date...14th July 2021

**Please send this notice to the address below:**
Licensing Section
Northumberland County Council
Stakeford DepotEast View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

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# Fw: objection to license application

Helen Tait <Helen.Tait01@northumberland.gov.uk>
on behalf of
Licensing Mailbox <Licensing@northumberland.gov.uk>
Thu 15/07/2021 13:22
**To:** Helen Tait <Helen.Tait01@northumberland.gov.uk>

Licensing Team
Business Compliance & Public Safety Unit
Housing and Public Protection Service
Northumberland County Council
Stakeford Depot
East View
Stakeford
NE62 5TR

T: 0345 600 6400
E: licensing@northumberland.gov.uk

---

**From:** Alan Newton
**Sent:** 15 July 2021 12:41
**To:** Licensing Mailbox <Licensing@northumberland.gov.uk>
**Subject:** objection to license application

Dear Sir
We wish to object to the application from Suna Miah for license RXA.HOL356.1 for 1a Main Street, Ponteland .In accordance with your licensing objectives the objections are as follows:

1. Prevention of crime and disorder – disorder often goes hand in hand with the consumption of excess alcohol and as the premises are open until after 23.00 hours we feel this will occur.

2. Public safety – excessive drinking the River Pont and a busy road (which will see an increase in traffic) adjacent to the proposed site. Alcohol can impair peoples' judgements.

3. Noise must be inaudible from the boundary of the nearest residential property. Noise is already audible from other sources near our property but not every night. The application is for music every night. Does this also mean recorded music will be allowed after 20.30 hours?

Ponteland is a village/small town? not part of a town/city suitable for this type of development .On these grounds we strongly object to the application

Alan and Brenda Newton
12,Main Street
Ponteland
Newcastle upon Tyne
NE20 9NR

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# RXA.HOL356.1

autoselect bebside

Fri 09/07/2021 16:04

To: Licensing Mailbox <Licensing@northumberland.gov.uk>

Please see attached letter.

1 Stoneleigh
Hepscott
Morpeth
NE61 6NZ

9th July 2021

FAO Helen Tait
Licensing Department
Northumberland County Council
County Hall
Morpeth
NE61 2EF

Your applicant ref. no:-RXA.HOL356.1 (Rialto Ponteland)

Good afternoon Helen

Speaking as a business owner near to the proposed site I believe there are a number of reasons why this project should not be allowed to proceed. However I have noted below those which I think will have the most significance to your decision:-

1. This location could prove to be a significant danger to children. The premises is surrounded by a very small wall which would be very easy for a child to climb and potentially fall to the other side which has a drop significant enough to cause harm.
2. Because this location is in close proximity of the river Pont there is a potentially a significant risk of people who have over indulged in alcohol coming to harm. I liken this to the loss of life in recent times at York and Durham.

3. A facility of this kind will without doubt create unwanted noise and disturbance to the surrounding area much of which is residential. This will significantly increase the risk of public nuisance.
4. It is extremely likely that this type of facility will attract an element of undesirables to the area with a high risk of anti social behavior adding to the existing problem of litter, abandoned bottles and glasses etc. The risk of crime and disorder will also be an issue putting public safety at risk.

I am of the opinion that the addition of new business`s which are of a comparable quality to the existing would be beneficial to the growth of the area. The proposed container stack I believe would be detrimental for reasons listed above and more suited to a site location in a city area as opposed to a riverside location in a place like Ponteland.

Yours faithfully

[redacted]

P.W Patterson

Sent from my iPhone

# Licensing objection - ref: NZ16600 72807

Samantha Pile

Sun 04/07/2021 19:40

**To:** Licensing Mailbox <Licensing@northumberland.gov.uk>

I am writing to raise an objection toe the proposed new development and licensing of a premises behind rialtos on ponteland on the grounds of public nuisance.

Whilst lockdown rules have eased, as a resident of darras road I have been subjected to numerous incidents of load noise, swearing and singing as people come home from outdoor drinking venues. This is an increase on when people drink indoors.

The two direct routes people will use to walk home and the bridleway and darras road pavement, between which our property is sandwiched.

Add to that the already loud noise we are now subjected to from the seven stars (which I don't raise as clearly they are trying to make the most of a difficult situation snd we assume the outdoor noise is temporary whilst people can't be outdoors).

Something permanent along those lines will we believe carry noise and disorder into ponteland and then out, noisily again.

There are plenty of establishments in ponteland already which give quite enough nightlife, and the nuisance i believe such a new venue as proposed would create is inappropriate for the small town of ponteland, and know I am not alone in that view.

Please consider local residents when you review this and the impact of both noise, traffic and additional people being bought the area.

Kind regards

Samantha pile
13 darras road, ponteland, ne20 9pd

**Any objections must be in by 14th July to Northumberland county council. Ref NZ16600 72807**

Sent from my iPhone

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PONTELAND CIVIC SOCIETY

www.pontcivicsociety.pontelandonline.co.uk

12 High View Ponteland Newcastle upon Tyne NE20 9ET

9 July 2021

Dear Sirs,

Re. Licence application reference NZ16600 728 07

The Rialto, 1 Main Street Ponteland.

We wish to raise objection to these proposals.

The area of land to which this application applies is located at the heart of the Ponteland Village Conservation Area, behind a row of properties on Main Street that includes Lloyds Bank, two restaurants, an estate agents and a showroom.

To the west we have the Seven Stars pub and on the other side across the river, on Callerton Lane, there is the Methodist Chapel together with some residential accommodation.

What is proposed has the potential to generate significant noise and light nuisance, adversely effecting the operation of all these premises and would have an adverse effect on the essential character of the Conservation Area.

The layout implies a vehicular through-route which does not in fact exist, there being but a single vehicular access into the site, which is narrow and possessed of very poor sight lines, it being particularly difficult to sight fast moving traffic, coming from the right, when leaving the entry. There would be insufficient car parking.

It is not clear as to how pedestrians are intended to gain access. If, as we assume, it is not to be via the Rialto premises, there is likely to be conflict between pedestrian and vehicle movement.

The increase in vehicular movement such a scheme would generate could have serious implications for road safety on Main Street itself.

In our view the proposal is unacceptable and needs to be refused.

Kind regards

John Hague,

Chairman Ponteland Civic Society

Licensing Department

Northumberland County Council

www.northumberland.gov.uk

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Ponteland Club & Institute Ltd

Merton Way

Ponteland

NE20 9PX

Dear Sir/Madam

On behalf of Ponteland Club & Institute Ltd following our committee meeting of Sunday 4th July we would like to raise objections to the planning application for licensed outdoor and indoor venue near Rialtos restaurant Ponteland in the name of Suna Miah 1 main street.

It was felt Ponteland is now at saturation point for such venues and any additional will only be detrimental to existing businesses in the village.

The live music application for the times given on a permanent basis outdoors will cause to much noise pollution for the surrounding area and further afield as sound does travel.

If the venue attracts the potential capacity then a overspill could cause policing problems into the village and into the club itself as in normal covid free times the club is already busy on the peak trading nights of Friday and Saturday.

The Committee.

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# Notice of Representation

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Please be aware that for any objections to be considered relevant, they should be submitted before the end of the consultation period and they should address the four licensing objectives in relation to the licensing activity.

The licensing objectives are the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: Ponteland Town Council

Address: Unit 1 Meadowfield Court, Meadowfield Industrial Estate, Ponteland NE20 9SD

Licensing Objective: The prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Premises:
Rialto, 1 Main Street, Ponteland NE20 9NH and land adjacent thereto ref NZ16600 72807

Reason for Representation:

*(continue on separate sheet if necessary)*

**The prevention of crime and disorder:** Ponteland Town Council are pleased to learn that security will be on site 24 hours a day to
help with the prevention of crime and disorder and adequate training to deal with any issues of disorder or crime on the premises.

**Prevention of public nuisance:** Ponteland Town Council have concerns about the potential for noise and disturbance to nearby residents. The Council are pleased to learn that an ongoing noise assessment would comply with the World Health organisation noise guidelines - permissible decibel limits in residential areas, during the day 55dB (A) and night time 45dB (A). The Council have noted the changes to the outdoor alcohol sales times within the application.

**Public safety:** Ponteland Town Council are aware that an increase of traffic in this area would be a planning issue. However, we believe it is a matter of **public safety** to other road users and pedestrians and would seek relevant action potentially including some signage to help to address this issue.
Ponteland Town Council have concerns regarding the emergency exit over the small bridge at the rear of the premises. The Council seeks reassurances that the bridge would be brought up to the appropriate safety standards and that the land on the far side be accessible at all times when the premises are open to the public. The premises are beside the River Pont and the Council seek reassurances that a full safety assessment be carried out with the relevant consultees and consideration be given to the installation of the correct safety measures to separate the river from the premises.

**The protection of children from harm:** Ponteland Town Council have concerns about the proximity of the premises to the River Pont. It is believed from the applicant that this would be a family-based environment and this raises concerns that children could be at risk due to this proximity. The Council seeks reassurances that a full safety assessment be carried out with the relevant consultees and consideration be given to the installation of the correct safety measures to separate the river from the premises. Any barriers or walls would be a planning issue and Ponteland Town Council remind the applicant that this is within the conservation area and relevant restrictions apply.

Signed ..... Date 14th July 2021

On behalf of Ponteland Town Council

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

04 Hemingway Court
Thornhill Road
Ponteland
NE20 9DQ
06th July '21

Regarding NZ 16600 72807
Licenses for music and sale of alcohol

I am objecting to these licenses being granted for the follwing reasons.

1) The restaurants and adjacent land are in a conservation area.

2) The type of development (shipping containers) is not in keep with the surrounding area.

3) There are sufficient eating and drinking places in Ponteland.

4) I live 400m from this proposed development and there are many Ponteland residents who already hear live music from The Diamond and Seven Stars pubs. Further noise pollution is not welcome from this and noisy customers.

Thank you,

This page is intentionally left blank

# Fw: Objection to Rialto, 1 Main St, Ponteland. Licence Application.

Helen Tait <Helen.Tait01@northumberland.gov.uk>
on behalf of
Licensing Mailbox <Licensing@northumberland.gov.uk>
Wed 14/07/2021 05:49
**To:** Helen Tait <Helen.Tait01@northumberland.gov.uk>

Licensing Team
Business Compliance & Public Safety Unit
Housing and Public Protection Service
Northumberland County Council
Stakeford Depot
East View
Stakeford
NE62 5TR

T: 0345 600 6400
E: licensing@northumberland.gov.uk

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I
**Sent:** 13 July 2021 22:51
**To:** Licensing Mailbox <Licensing@northumberland.gov.uk>
**Subject:** Objection to Rialto, 1 Main St, Ponteland. Licence Application.

Dear Sirs
We would like to raise a couple of points in relation to Rialto's plans for the Licence Application.
1. General Disorder.
The likelihood of disorder with the proposed amount of people is probably going to occur on certain occasions. A mixture of young people combined with alcohol and possible drug use could lead to disorder.
2. Music.
Music levels that can't be heard at the nearest residential house seems an impossibility.
Although Ponteland is a pretty big village, I think the proposed plans showing a maximum capacity of 800 people is far too ambitious and I don't feel it's in keeping with the general nature of the area. It's likely the potential customers would come from outside the area which could bring some unwelcome problems.
Yours faithfully
E P Robinson
24 Darras Road
Ponteland

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# Fw: Objection to licensing application

Helen Tait <Helen.Tait01@northumberland.gov.uk>
on behalf of
Licensing Mailbox <Licensing@northumberland.gov.uk>
Tue 13/07/2021 06:00
**To:** Helen Tait <Helen.Tait01@northumberland.gov.uk>

Licensing Team
Business Compliance & Public Safety Unit
Housing and Public Protection Service
Northumberland County Council
Stakeford Depot
East View
Stakeford
NE62 5TR

T: 0345 600 6400
E: licensing@northumberland.gov.uk

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**From:**
**Sent:** 12 July 2021 18:14
**To:** Licensing Mailbox <Licensing@northumberland.gov.uk>
**Subject:** Objection to licensing application

Representation

Members of the public can submit representations in objection to or in support of the premises licence applications, within the 28 day consultation period.

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The licensing objectives are the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

Please note: Objections will only be considered where a name and address are supplied.

supplied.

Name: Simon Rowland..... ..... Address: .....43 The Lairage, Ponteland, NE209SA.....

..... Licensing Objective: ...PREVENTION OF PUBLIC NUISANCE.....

Premises: .....RIALTO'S
PONTELAND.....

Reason for Representation:

I object to this on the grounds that it will cause public nuisance. We are already disturbed by music from The Seven Stars Public House and this venue will multiply that nuisance enormously. It will be especially disturbing for people living nearer the centre of the village. Ponteland is a small country town, there are already many licensed venues and the addition of a further larger venue will add to congestion in the village. The entrance to the proposed venue is straight off the main roundabout, queuing traffic here will cause a significant hazard to road users and pedestrians and at close, several hundreds of people exiting will cause huge problems of congestion, noise and litter and anti-social behaviour. Ponteland is essentially a traditional country village, a city style venue of this sort does nothing to enhance that and I object to this licensing application.

(continue on separate sheet if necessary)

Signed .....S.Rowland..... Date .....12th July 2021.....

Please send this notice to the address below:
Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

Get Outlook for Android

OBJECTION TO PROPOSED EXPANSION OF RIALTOS RESTAURANT PONTELAND (REF NZ16600 72807).

I have looked at the above application which will convert the existing restaurant car park into an outside eating/entertainment area with a capacity for circa 500 persons both seating and standing, nightly live music and the provision of a taxi rank.

1. The junction(s) of the proposed one way entry/exit road will endanger both traffic using The Main Street and also pedestrians.
2. The proposal does not provide any parking for customers visiting Rialtos.
3. The proposal is near to existing residential homes and flats which will be subject to unacceptable noise levels and probable cooking odours.
4. There appears to be no additional WC facilities for the large increase in expected customers, existing facilities would not be sufficient
5. It is likely that discarded food, debris etc. will find its way adjacent to the Pont River and create an eyesore and health hazard to the general public.
6. The location plan attempts to show that the proposed venue will be hidden from view (Callerton Lane) by existing trees. This is not the case, the trees are deciduous and sparsely planted.

Ponteland is a much loved village and this proposal would irretrievably destroy its 'heart and soul'.

P.A.Roxburgh, 178 Eastern Way, Ponteland, NE20 9RH.

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# Notice of Representation

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Please be aware that for any objections to be considered relevant, they should be submitted before the end of the consultation period and they should address the four licensing objectives in relation to the licensing activity.

The licensing objectives are the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: Linda and Martyn Rumford...

.....

Address:

Greystones, Ogle, Northumberland NE20 0AT.....

Licensing Objectives:

Crime and Disorder, Public Safety, Prevention of public nuisance.....

Premises: Rialto Restaurant, Ponteland ...Ref NZ16600 72807.....

Reason for Representation:

*(continue on separate sheet if necessary)*

Ponteland is a quiet, residential village. Elderly people live just across the road from the proposed site. Loud music, vast numbers of people (many of whom would probably be young, attracted by the novelty of container bars) would cause a huge disturbance, late into the evening, to these elderly people who do not need this sort of disruption in their lives.

Too many people from out of the area would saturate the village, encouraging excessive use of alcohol, resulting in drunken behaviour which, in turn, may lead to property damage, littering, antisocial behaviour and other crimes.

Present Covid rates are fairly low in the village at the moment and it should be kept that way. An influx of people would only increase infections, again putting residents at risk.

Ponteland has a good reputation and it should not be sullied by those who, most likely, would not show it respect after a night's drinking. Container bar culture is more suited to somewhere like Newcastle City Centre or the Quayside.

Signed ..... Date .....

# Fw: Submission refce.NZ 16600 72807 Rialto's Ponteland

David Grenfell <David.Grenfell@northumberland.gov.uk>
on behalf of
Licensing Mailbox <Licensing@northumberland.gov.uk>
Wed 14/07/2021 11:21
**To:** Helen Tait <Helen.Tait01@northumberland.gov.uk>

Licensing Team
Business Compliance & Public Safety Unit
Housing and Public Protection Service
Northumberland County Council
Stakeford Depot
East View
Stakeford
NE62 5TR

T: 0345 600 6400
E: licensing@northumberland.gov.uk

---

**From:** Michael Sadler
**Sent:** 14 July 2021 11:07
**To:** Licensing Mailbox <Licensing@northumberland.gov.uk>
**Subject:** Submission refce.NZ 16600 72807 Rialto's Ponteland

Dear Sir,

**Notice of Representation**

In case my letter does not reach you within the deadline for submissions, I am attaching images of a letter I am today posting to you objecting to all aspects of the Rialto's development in Ponteland.

Please include this and its contents in your consideration of their application.

An acknowledgement would be appreciated please.

Many thanks,

Yours sincerely,

Michael Sadler
5 Middle Drive, Ponteland, NE20 9DH

Submission Refce. NZ 16600 72807

# Notice of Representation

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The licensing objectives are the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: Michael W. Sadler Address: 5, Middle Drive, Parkland, NE28 9PH

Licensing Objective: ~~Food, Alcohol & Entertainment Application~~

Premises: Rear of Ralfo's Restaurant, 1, Main Street, Parkland NE28 9PH

Reason for Representation: (continue on separate sheet if necessary) I am very concerned about the granting of the application on the grounds of the Prevention of Public Nuisance and for Public Safety reasons.

The licence application is completely unsuited to the environment in which it is intended to operate. Parkland is a quiet semi-rural town with a strong community spirit. It possesses a quiet demeanor and offers residents a quiet environment served by a good balance of amenities. Because of the attractiveness and peaceful nature offered to its residents, many elderly people choose to stay beyond retirement and consequently there is a large number of homes specifically designed for that age group very close to the centre of the village. These include Fairney Drive, Mayfair Gardens, Hemmingway Court, Henderson Court, Cecil Court and Atholl House, which is within yards of the site in question - just across the River Pont.

The nature of the envisaged restaurant development would constitute a major PUBLIC NUISANCE for the many hundreds of elderly and disabled people within earshot of the venue.

2.

I cannot envisage a more unsuitable proposal in this location. To have possibly hundreds of party-goers congregate in such close proximity to this large cohort of peaceful, elderly residents, is unconscionable. The [illegible] is for a combination of alcohol, food, amplified live and

application is for ... pre-recorded music in this outdoor setting, with no doubt bright lighting and screens to display sporting events. The application is clearly being made to attract people from far beyond Ponteland, turning into a venue and location similar to those provided in the centre of the City of Newcastle, such as in Osborne Road or on the Quayside. The proposal is therefore completely out of character.

There will clearly be issues of PUBLIC SAFETY generated by this application. The village is not blessed with many car parks and access to the rear of Rialto's will be very restricted due to the road layout. Any emergency vehicles would struggle to get access. Public transport serving the village is very limited at night, so visitors will need to use cars, leading to a major public nuisance with inconsiderate parking. Sadly, large numbers of young people drinking through the evening until late at night — perhaps from early in the day — is bound to lead to unruly and uncontrolled behaviour, and that is not something which we need in this quiet village — particularly when, close to this venue, many many elderly residents are entitled to not being faced with such disturbance.

Already there are sufficient restaurants and public houses for local residents. They will struggle to compete at a time when the Covid rules have hampered their businesses to survive. The scale of the Rialto's expansion plans is completely out of character with the village. We can see the added risks of third party catering units located adjacent to each other — with BBQ's, naked flames, pressurised beer casks and an assortment of cooking appliances all operating close together in an uncontrolled environment. It is a disaster waiting to happen!

I cannot express my concerns strongly enough to the 3 applications, namely for Entertainment, Alcohol and Food. The inappropriateness of a venture of this scale, in a location as unsafe as this, with the public disturbances bound to be generated, cannot be over-stressed. So many of the residents will be completely unaware of this bid threatening their future lives, so it is encumbant on a few of us to make submissions on their behalf; Otherwise they will find themselves plunged into a distressful situation which they can do nothing about.

I strongly urge the Council to please reject the granting of permissions for all aspects of this inappropriate bid. Ponteland is not the locality for a development of this nature.

Signed [redacted] Date 14 July 2021

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

# Notice of Representation

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Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: ....Hilda Shell..... Address: ...61 Ridgely Drive, Ponteland,

Newcastle upon Tyne NE20 9BJ.....

Licensing Objective: ...B... - Prevention of crime and disorder

C - Public Safety

D - Public Nuisance.....

Premises: **Rialto. 1 Main Street, Ponteland and land adjacent thereto.**

**Ref:- NZ 1660072807**.....

Reason for Representation:

*(continue on separate sheet if necessary)*

***B. – Prevention of crime and disorder.***

*Objections:-*

*The size and design of the proposed licensed area is of the type which will encourage large groups from outside the local area to attend. Quite probably stag, hen and large party groups. There is to be eating, drinking and music from 11.00 am every day until quite late at night. This type of establishment encourages loud, discordant noise and can often result in excessive drunken behaviour. I appreciate there will be CCTV on the site but there is none in the wider village area. This behaviour could well spill over into the local area while people congregate in groups to wait for transport home.*

*There is also the possibility that this could cause additional petty crime and/or damage to local area as well as littering from late night revellers making their way home.*

*Currently Ponteland has very little need for a larger police presence but this may not be the case if large numbers of people descend on the village regularly.*

*C – Public Safety*

*Objections:-*

*As this proposed establishment seeks to attract large numbers of people this will no doubt also mean an increase in traffic coming into a village which already has traffic issues.*

*I acknowledge that a small area has been set aside for a taxi rank but this is a small area and we could see a line of taxis and mini buses in Main Street Ponteland waiting to drop off and/or collect people.*

*For those who choose to arrive in their own cars there is a distinct lack of public parking in the area, this will result in people parking cars on surrounding roads or streets.*

*The one way system planned for taxis has an entrance from a very small roundabout in the centre of the village which is always busy and the exit is adjacent to the exit from the nearby Public House (The Seven Stars). Having two exits onto a busy main street will be a safety issue for both drivers and pedestrians.*

*The one way system also reduces the size of the cars park for Lloyds Bank and the establishment removes parking availability for Rialto customers.*

*D – Public Nuisance:-*

*Outdoor music seven days a week from 11.00 a.m. till often late at night is not something Ponteland needs. Although now officially a town, in the opinion of most of its residents the centre of Ponteland is still a village area. Despite the applicants assurance that music levels will be kept low enough so that it will not be heard at the nearest residence the volume will no doubt creep up as the noise levels of customers increases. Noise carries especially loud voices and music and people who are having a good night out tend to sing along to music; those living in close proximity the Rialtos will find daily noise a definite nuisance.*

*Noise carrying from this large outdoor area will also cause a nuisance to those people sitting outside in surrounding licensed premises; Yolo, The Seven Stars, and people who wish to enjoy the quiet of their gardens in nearby Mayfair Gardens, Eland Haugh, Fairney Edge, and Dunsgreen.*

*While CCTV will be in place on the premises there is no provision to monitor behaviour once customers choose to leave. Having seen the aftermath of large numbers of people drinking late and congregating in Main Street on New Year's Eve and seeing the litter left behind I would hate to think this could become the 'norm' in Ponteland*

# Fw: Rialto Planning Permission

Helen Tait <Helen.Tait01@northumberland.gov.uk>
on behalf of
Licensing Mailbox <Licensing@northumberland.gov.uk>
Thu 15/07/2021 06:06
**To:** Helen Tait <Helen.Tait01@northumberland.gov.uk>

Licensing Team
Business Compliance & Public Safety Unit
Housing and Public Protection Service
Northumberland County Council
Stakeford Depot
East View
Stakeford
NE62 5TR

T: 0345 600 6400
E: licensing@northumberland.gov.uk

---

**From:** Paul Shenfine
**Sent:** 14 July 2021 20:28
**To:** l
**Cc:** Licensing Mailbox <Licensing@northumberland.gov.uk>
**Subject:** Rialto Planning Permission

Dr Paul Shenfine
Brookside
Callerton Lane
Ponteland
Northumberland
NE20 9EG

Dear Kath
With regard to the variation for the license for Rialto: although I have great sympathy for the hospitality trade which has suffered disproportionately through the recent pandemic.
I do have some concerns about the use of the land at the back of Rialto's into a large outdoor concert venue with literally hundreds of people drinking / playing of live music (till 9.30pm) and recorded music till midnight several nights a week.
My objection is that I have two young children, who are both poor sleepers, my oldest child has autism and gets very upset by loud music, and feel that the noise pollution that an outside bar and music venue (in the middle of a quiet residential area) will create is unacceptable and could directly affect the wellbeing of my son. I draw your attention to point 19 in the planning application it is stated that 'amplified live and recorded music arising from regulated entertainment held within the designated premises, shall be inaudible at the boundary of the nearest residential dwellings'. This is quite frankly impossible as even when the 'party in the park' was on, the music was clearly audible in my house. So how live and recorded amplified music played, at a site that is considerably nearer to my house, can be 'inaudible' is clearly nonsense.

I have no problem with the creation of a small outside bar (in proportion to the size of the restaurant) serving food and drink but the size of the venue and the playing of music (especially live) outside on any night of the week will be a blight on the area.
I would also like to draw your attention to the recent 'upgrade' of the small path and bridge adjacent to my property. Since it has been made more accessible gangs of kids now use it to 'hang out' smoking and drinking on warm evenings. It has also been used on several occasions, as an informal public toilet which is particularly unedifying. Last week there was an attempt to set alight the fence on the border of my property which is a direct result of the path being a much improved space to hang around and look for trouble.
I would be grateful if you could please forward my objection and concerns to the appropriate departments at the council.
Kind Regards
Dr Paul Shenfine

# Notice of Representation

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: Margaret Smith & Jim Smith ..... Address: 28 Parklands Darras Hall Ponteland NE20 9LL

..... Licensing Objective: .....

New Premises Licence application
ID BRA2121733 at Rialto 1 Main St Ponteland

and premises adjacent currently use for Parking (ref NZ1660 72807 1 Rialto, 1 Main Street, Ponteland

Premises: .....

Reason for Representation: Objection to the Rialto 1 Main Street Poneland proposal

*(continue on separate sheet if necessary)*

Ponteland is a village really it is not big enough to be a town (as it has been classed as WHY I do not know?
it has enough pubs and restuarants without this proposed venue know as stack(s) this will add to more conjestion, and rowdy unaccptable behaviour, noise and maybe more drugs being intoduced to the area as we all know where there is drink, loud noise and music the drug suppliers will appear.

Do you at the council WANT THIS it could be your child being drunk full of drugs and not knowing whats going on or even dying though misuse. This venue is just out of the village country style Pontleland has (or had!!!!!) to offer people moving into the area, we do not need this sort of outrageous idea of entertainment.

Rowdyness, mass crowds from all over, overcrowding on the roads which are not suitabe for heavy traffic, you just have to look at our roads in normal daytime use.

Our policeforce would not be able to cope with such invasion let alone control the traffic.

Please show some sense and let Ponteland remain as it is, it is still overcrowded with pubs and resturants to start with.

Signed Mrs Margaret Smith
Mr James Smith ..... Date 09.07.21 .....

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

# Fw: Suna Miah Licensing application

Helen Tait <Helen.Tait01@northumberland.gov.uk>
on behalf of
Licensing Mailbox <Licensing@northumberland.gov.uk>
Thu 15/07/2021 08:25
**To:** Helen Tait <Helen.Tait01@northumberland.gov.uk>

Licensing Team
Business Compliance & Public Safety Unit
Housing and Public Protection Service
Northumberland County Council
Stakeford Depot
East View
Stakeford
NE62 5TR

T: 0345 600 6400
E: licensing@northumberland.gov.uk

---

**From:** Naomi Smith
**Sent:** 14 July 2021 22:22
**To:** Licensing Mailbox <Licensing@northumberland.gov.uk>
**Subject:** Suna Miah Licensing application

Dear Sir/Madam

I would like to object to the proposed new premises license application for outdoor live music and late-night refreshments behind Rialto, 1 Main Street, Ponteland.

My concerns relate to several issues:

1. The noise that this new premise license will generate which is situatated in very close promimity to residential areas.
2. An increase in late night drinking, antisocial behaviour and possible crime.
3. An increase and encouragement in all day drinking.
4. This proposed new premise is not in keeping with the local area, which already has very well-established traditional leisure and social facilities.

Please log these concerns as an objection against the application

Many thanks

Yours

Naomi Smith
8 Meadow Court
Ponteland
NE20 9RB

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# Fw: Suna Miah Licensing application

Helen Tait <Helen.Tait01@northumberland.gov.uk>
on behalf of
Licensing Mailbox <Licensing@northumberland.gov.uk>
Thu 15/07/2021 06:09
**To:** Helen Tait <Helen.Tait01@northumberland.gov.uk>

Licensing Team
Business Compliance & Public Safety Unit
Housing and Public Protection Service
Northumberland County Council
Stakeford Depot
East View
Stakeford
NE62 5TR

T: 0345 600 6400
E: licensing@northumberland.gov.uk

---

**From:** Phil Smith
**Sent:** 14 July 2021 22:37
**To:** Licensing Mailbox <Licensing@northumberland.gov.uk>
**Subject:** Suna Miah Licensing application

Dear Sir/Madam

I would like to strongly object to the proposed new premises license application for outdoor live music and late-night refreshments behind Rialto, 1 Main Street, Ponteland.

I have several concerns about the proposal, which are succinctly summarised as follows.

- Antisocial behaviour - late night drinking and the increased risk of antisocial behaviour, particularly from people visiting from outside the area 'clashing' with locals.
- Noise - this new premise license will result in significant noise levels, particularly with the outside music, in very close proximity to residential areas. Noise pollution from the Severn Stars can already be heard in residential areas and this would significantly add to this.
- Ambience - the proposal is in no way keeping with the existing ambience and character of Ponteland village. The village does not need the new premises - there are plenty of existing facilities with sufficient capacity.
- Encouraging all day drinking - bad for everything.

I ask that you please log this email as a very strong objection against the application

Regards

Mr P Smith
8 Meadow Court

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# Rialto container application,Ponteland village,Notice of Representation.

David Stanwick

Mon 05/07/2021 12:29

**To:** Licensing Mailbox <Licensing@northumberland.gov.uk>

Dear Sir,
I am unable to open the word document,I hope you can accept this as my Notice of Representation.
David Stanwick
26 Linden Way,
Ponteland,
Northumberland,
NE20 9DP.

Formal objection to the Rialto restaurant application,Ponteland village centre.

My reasons for objecting are as follows;
1)The development is far too big and inappropriate for the location,with local residents already complaining about the noise from the existing business.Public nuisance.
2)Road access to Rialto is by one small roundabout which is on the major arterial route through the village in all directions and is already a bottleneck.The proposed Hackney cab rank will severely exacerbate this.This route is the direct link from the local fire brigade station and the inevitable delays here could have serious consequences to life and property in the event of a fire or accident emergency.Public safety.
3)Ponteland centre already has twenty food and alcohol outlets,including the existing Rialto.Parking,noise,rubbish and noisy rowdy behaviour are already a problem and will be made much worse by such a large development,even if scaled back.It is simply not needed.Crime and disorder.
4)There is a significant concentration of retirement and sheltered housing adjacent to the existing Rialto who already have problems with the restaurant.Public nuisance
5)All of the newly built Ponteland schools are within 500m of Rialto and I believe there is a significant risk of lunch time and afternoon alcohol related accidents to children,especially when the three schools close simultaneously.Child safety.
6)Public transport to the village finishes at 20.00.There will be a significant influx of cars.There is one large and a much smaller public car park both of which are pretty well at capacity.Inappropriate car parking is already an issue,with all the existing pub and restaurant car parks operating ANPR penalty parking schemes.A serious public nuisance from car parking is inevitable and will in turn lead to alcohol fuelled disorder and crime.Crime and disorder.
7)The river Pont acts as a magnet for alcohol fuelled inappropriate behaviour.This risk will be magnified significantly by the location of Rialto on the riverside and the sheer number of customers.Public safety.
8)This development catering for several hundred people will attract two hundred cars.These will inevitably park,at best,in the newly built Council leisure centre and thus block genuine leisure centre users.Public nuisance.
9)This development offers nothing to Ponteland village and will severely detract from it.
The very limited employment opportunities will be low pay,low skill,part time and largely from outside the village.
Yours faithfully,
David Stanwick
Sent from my iPad

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# Re: Representation- Rialto (Clare Stephenson)

Mon 12/07/2021 07:14

**To:** Helen Tait <Helen.Tait01@northumberland.gov.uk>

Good morning Helen,

Thank you for your e mail which I have just received.

I wish to make an objection to the new alcohol licence Rialtos want in Ponteland for the following reasons :

Customers fuelled with drink could adversely effect children as there are children's nurseries very nearby.

Extra trading hours will cause far more crime & disorder in Ponteland, which at the minute has a very low crime rate.

The safety of the public would be put at risk because of the extra drinking hours.

The extra trading hours would cause a lot more noise for the surrounding properties.

I hope this is now worded correctly for you to take my objection on board !

Clare Stephenson,

Eland Green Farm,
Ponteland.
Northumberland.
NE20 9UR.

Tel. 01661-822188
Mobile 07786 537 424

E.mail elandgreen@msn.com

---

**From:** Helen Tait <Helen.Tait01@northumberland.gov.uk>
**Sent:** 12 July 2021 07:06
**To:** elandgreen@msn.com <elandgreen@msn.com>
**Subject:** Representation- Rialto (Clare Stephenson)

Good morning

Thank you for your representation in relation to the Premises Licence application for Rialto.

As your representation does not refer to how the granting of the licence would adversely affect the four licensing objectives; it has been rejected

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10/7/21.

PAUL STEPHENSON
5 COLLINGWOOD COTTAGES
PONTELAND
NE20 0DD.

REF RXA.HOL356.1

DEAR SIR, MADAM,

AS A RESIDENT OF PONTELAND I WRITE TO YOU TO STRONGLY OBJECT TO THE PROPOSED ERECTION OF CONTAINERS STACK BEHIND REALTO RESTAURANT.

APART FROM PONTELAND BEING A BEATIFUL HISTORIC TOWN I CONSIDER SUCH A MONSTROSITY WOULD BLIGHT OUR LOVELY TOWN. THESE TYPES OF POP UP CONSTRUCTIONS ARE MORE SUITED TO CITY CENTRE LOCATIONS AND ARE WELL KNOWN TO ATTRACT LARGE STAG + HEN PARTIES OF DRUNKS WHICH ARE NOTHING MORE THAN A NUISANCE TO THE LOCAL RESIDENTS (PUBLIC).

THE PROPOSED SITE IS ALSO NEXT TO OUR LOVELY CLEAN RIVER WHICH I THINK WILL PUT THE REVELLERS AT RISK OF FALLING IN AND DROWNING WHICH IF THIS HAPPENS WILL ONLY PUT A DARK CLOUD ABOVE OUR WELL RESPECTED TOWN.

YOU ONLY HAVE TO LOOK AT THE DISORDER OTHER SUCH SITES ATTRACT AND I BELIEVE THIS WILL END UP THE SAME WITH LARGE GROUPS OF DRUNKS BEING DISORDERLY.

PLEASE DO NOT ALLOW THIS TO GO AHEAD.

YOURS FAITHFULLY

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# Fw: Notice of Representation

Helen Tait <Helen.Tait01@northumberland.gov.uk>
on behalf of
Licensing Mailbox <Licensing@northumberland.gov.uk>
Tue 13/07/2021 08:27
**To:** Helen Tait <Helen.Tait01@northumberland.gov.uk>

Licensing Team
Business Compliance & Public Safety Unit
Housing and Public Protection Service
Northumberland County Council
Stakeford Depot
East View
Stakeford
NE62 5TR

T: 0345 600 6400
E: licensing@northumberland.gov.uk

---

**From:** >
**Sent:** 13 July 2021 08:06
**To:** Licensing Mailbox <Licensing@northumberland.gov.uk>
**Cc:** Christine Stoddart <christinestoddart349@gmail.com>
**Subject:** Notice of Representation

Mark & Christine Stoddart
5 North Road,
Ponteland,
Northumberland,
NE20 9UH

**Premises: Rialto, 1 Main Street, Ponteland NE20 9NH and land adjacent thereto ref NZ16600 72807**

Reason for Representation:
The basis for this opposition is that granting this licence for these premises will not promote the licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.
Granting such a licence would provide a further source of alcohol within an area already heavily populated with licensed premises where crime, disorder and public nuisance have already reached problem levels for the local police.

Reported Crime levels within 1 mile of the restaurant are as below:
(source https://www.adt.co.uk/crime-in-my-area accessed 9/07/2021 17:16)

| Crime Type | Number in the past year |
|---|---|

| | |
|---|---|
| Anti-social behaviour | 177 |
| Criminal damage and arson | 33 |
| Drugs | 11 |
| Public Order | 22 |
| Violence & Sexual Offences | 147 |

This application is a fundamental change to the nature of the restaurant hidden under the cloak of a license change. Ponteland already has enough restaurant and public house provision to cater for the local population. This is a blatant attempt to turn the village into a party venue more suited to Osborne Road or the centre of Newcastle. As the vast majority of people likely to be attracted to this sort of venue will come from out of the area there is an increased likelihood of the sort of disorder regularly seen in town, with consequent increased risks to public safety from increased traffic as there is very limited public transport into the Village, let alone out of it late at night.

There is no provision for additional parking in the plans to cater for the increased numbers, meaning that drivers coming to the venue will be looking for parking spaces in nearby streets, inconveniencing the local population, including the significant amount of sheltered accommodation and other housing for the elderly.

The proposed taxi rank is more suitable to Newcastle Central Station than Ponteland Village and will increase the likelihood of disorder at closing time as crowds jostle for what will inevitably be a limited number of taxis. It will also extend the noise and disruption well beyond the proposed closing time.

The playing of live and other music outdoors will have a deleterious effect on all nearby residents – it is verging on the impossible that "noise from amplified and recorded music...will be inaudible at the boundary of the nearest residential premises" – otherwise what would be the point of playing it?

The provision of outdoor live music and alcohol on a daily basis is completely incompatible with the way the residents of the Village have come to enjoy living here and will inevitably lead to increased anti social behaviour and public nuisance. The plan shows some 140 seats, which would at least double the capacity of the restaurant, but it already has a first floor with a bar which is used for occasional events, but is rarely in use otherwise, so there seems to be little evidence that demand is bigger than the venue can already cope with.
The area proposed backs onto the River Pont which sees herons, kingfishers and ducks inhabit the banks. The nature of outdoor eating and drinking poses two potential issues – increased litter going into the river, and light pollution, both of which could have a deleterious effect on wildlife along the river.

The escape route noted on the plan is over a bridge at the back of the premises – this is also a potential route into the venue which could easily be used by anyone looking to evade any age restrictions.

Finally there is confusion in the Agreed Conditions – paragraph 7 states there will be a Challenge 25 policy, but the final line states that if a member of staff knows that a person is over 18 years of age then such a challenge for proof of age will not be necessary. This is fundamentally incompatible with a Challenge 25 policy.

Granting such a licence would provide a further source of alcohol within an area already heavily populated with licensed premises that crime, disorder and public nuisance have already reached problem levels for the local police.

Regards and Thanks

Mark & Christine Stoddart

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# Fw: Objection - NZ1660072807 - land behind Rialtos in Ponteland

Helen Tait <Helen.Tait01@northumberland.gov.uk>
on behalf of
Licensing Mailbox <Licensing@northumberland.gov.uk>
Fri 16/07/2021 06:12
**To:** Helen Tait <Helen.Tait01@northumberland.gov.uk>

Licensing Team
Business Compliance & Public Safety Unit
Housing and Public Protection Service
Northumberland County Council
Stakeford Depot
East View
Stakeford
NE62 5TR

T: 0345 600 6400
E: licensing@northumberland.gov.uk

---

**From:** Rachel Thompson
**Sent:** 15 July 2021 22:17
**To:** Planning Comments <PlanningComments@northumberland.gov.uk>
**Cc:** Licensing Mailbox <Licensing@northumberland.gov.uk>
**Subject:** Objection - NZ1660072807 - land behind Rialtos in Ponteland

Objection - NZ1660072807 - land behind Rialtos in Ponteland

Hello,

We object to the proposal of a stack style development behind Rialtos in Ponteland.

We strongly believe this will have a huge substantial negative impact on the life of residents of Ponteland and Darras Hall.

I am deeply concerned about the capacity of people this can take, our current wide range of hospitality venues in Ponteland and Darras are not at capacity with the residents we have locally so to add another venue which can take 500-700 people seems incredibly unsustainable to be supported by local people. This means it will invite/attract more people from outside of Ponteland & Darras Hall to attend this venue. We have incredibly limited parking in Ponteland now, at peak times cars can be seen at the top of our street Runnymede Road outside residential houses as the village cannot cope with the capacity. Where are the vehicles of those visiting the venue going to park? The proposed development is on a frequently used overflow car park, building on this site adds to the issue. The increased number of vehicles without adequate parking will cause public nuisance and public safety concerns. Parking on residential streets where children often play outdoors will very likely put children at a greater risk of harm from cars travelling on the road who cant see them playing for the parked cars.

The incredibly small number of toilet facilities in the proposed development would not be adequate to support 500-700 heads. This will therefore force public nuisance, crime and disorder where people could be left without option but to urinate on the streets in public places, again putting children at harm.

I am most concerned about the noise pollution and noise disturbance from the music being played at the outdoor venue and from large numbers of attendees vacating the venue late on an evening. This will cause public nuisance, harm the wellbeing of local residents and our children who are unable to sleep as a consequence and therefore impacts public safety as the wellbeing of our community should be a high priority for all.

Thank you.

Rachel & Matthew Thompson
92 Runnymede Road, Ponteland NE20 9HH

# Notice of Representation

Members of the public can submit representations in objection to or in support of the premises licence applications, within the 28 day consultation period.

Please be aware that for any objections to be considered relevant, they should be submitted before the end of the consultation period and they should address the four licensing objectives in relation to the licensing activity.

The licensing objectives are the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: Kelly Todd

Address: 32 Callerton Court, Darras Hall, Ponteland, NE20 9EN

Licensing Objective: Prevention of Public Nuisance

Prevention of Crime & Disorder

**Premises: Rialto, 1 Main Street, Ponteland, NE20 9NH and Land adjacent thereto ref NZ1660072807**

Reason for Representation:

I have serious concerns regarding the nature and scale of the development planned for the above location.

Ponteland is a village and, at present, has a small and well supported group of pubs and restaurants. However, in recent years, the number of these establishments has gradually increased but the infrastructure within Ponteland has not and is now at saturation point. I do not believe it can support another venue/setting such as this and on this scale.

It is my belief that these plans will lead to an increase in general nuisance to the village and neighbouring Darras Hall Estate.

The hours of operation are extensive (before taking into account deliveries etc out with these hours) which will lead to an increase in noise emanating from the premises both day and night into the late evening.

Where I live on the edge of the Darras Hall Estate, every year during the Ponteland Beer Festival we are able to clearly hear the noise of music and gathering people which can be loud, despite being approximately ¾ mile away and shutting our windows etc. This is something that is tolerable due to the fact it is a one-off occurrence each year. This proposed planning application is approximately the same distance away from our home and to have noise pollution/nuisance like that every weekend (and possibly some week nights too) would destroy the very essence of the garden village home that we chose. As there are residential properties even closer than our property, it is surely unreasonable to expect them to put up with the noise and disruption that this development would create.

In addition to the noise, there will be additional light pollution to the immediate vicinity and neighbouring residential properties and, inevitably, due to the way in which the food will be dispensed and the nature of the setting, this will lead to an increase in littering in the immediate and wider area.

Furthermore, we have very little police presence in Ponteland, used to dealing with small scale rural crime and the odd troublesome teenager. I am unable to see how they will be able to deal with any associated uptick in crime and disorder that may result if this plan were to proceed, with approx. 500-700 additional people drinking each weekend. My concerns are for the safety and wellbeing of the local residents who will be unable to enjoy the village and the disruption an influx of this number of people will cause.

People who live in Ponteland, or those who come to enjoy the best of what Ponteland has to offer, do so because of its village charm. I do not believe it should be offered up as an alternative to Jesmond or Newcastle.

Signed ..... ..... Date 05/07/21

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

# Notice of Representation

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Please be aware that where representations are considered relevant copies of the representation will be provided to th applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: Simon Todd

Address: 32 Callerton Court, Darras Hall, Ponteland, NE20 9EN

Licensing Objective: Prevention of Public Nuisance

Prevention of Crime & Disorder

**Premises: Rialto, 1 Main Street, Ponteland, NE20 9NH and Land adjacent thereto ref NZ1660072807**

Reason for Representation:

I have serious concerns regarding the nature and scale of the development planned for the above location.

Ponteland is a village and, at present, has a small and well supported group of pubs and restaurants. However, i recent years, the number of these establishments has gradually increased but the infrastructure within Pontelan has not and is now at saturation point. I do not believe it can support another venue/setting such as this and o this scale.

It is my belief that these plans will lead to an increase in general nuisance to the village and neighbouring Darra Hall Estate.

The hours of operation are extensive (before taking into account deliveries etc out with these hours) which will lea to an increase in noise emanating from the premises both day and night into the late evening.

Where I live on the edge of the Darras Hall Estate, every year during the Ponteland Beer Festival we are able t clearly hear the noise of music and gathering people which can be loud, despite being approximately ¾ mile awa and shutting our windows etc. This is something that is tolerable due to the fact it is a one-off occurrence eac year. This proposed planning application is approximately the same distance away from our home and to hav noise pollution/nuisance like that every weekend (and possibly some week nights too) would destroy the ver essence of the garden village home that we chose. As there are residential properties even closer than ou property, it is surely unreasonable to expect them to put up with the noise and disruption that this developmer would create.

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# Notice of Representation

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Please be aware that for any objections to be considered relevant, they should be submitted before the end of the consultation period and they should address the four licensing objectives in relation to the licensing activity.

The licensing objectives are the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: **Grahame Venus**

Address: **11 Runnymede Road, Darras Hall, Ponteland, NE20 9HE**

Licensing Objective: a), b), c), d)

Premises: Rialto, 1 Main Street, Ponteland (application ref: Suna Miah NZ1660072807)

Reason for Representation:

After reviewing the proposed application for a premises licence, I wish to register my objections to the application for the following reasons:

**a) Protection of children from harm –** the presence of drunk and incapable adults on or around the main street through Ponteland will be a disturbing and harmful sight for children of all ages and not something I would like my grandchildren to observe. I have witnessed this for myself as recently as Saturday 3rd July outside the Seven Stars Public House where people had gathered to watch the football earlier in the day. 2no drunk and incapable females were observed to be physically sick in full view of the public and passing traffic at approximately 7.30pm. They stayed there until a taxi arrived which they departed in.

**b) Prevention of crime and disorder** – the influx of hundreds of people from the surrounding suburbs will add to the problems Ponteland village already has especially at a weekend when the local pubs and restaurants are usually quite full anyway. The local police station has been closed for a few years now and the only presence even during the week is 1no volunteer ex police officer, but he does not seem to be present at weekends. If there are any incidents the police have to be contacted by telephone and when I have observed this process they invariably arrive when it is too late, and the perpetrators have long departed. In over 30 years of living in the area I have only witnessed this event happen twice and both times have been in the last year when outdoor seating has been arranged and people usually young men come into the village because it is the only place they can get drunk together. The proposed application will exacerbate the problem many times over. This can be witnessed at Bank Holidays and especially over Christmas and New year when people come into the village, and they spill out onto the streets where the effects of drink and overcrowding invariably lead to drunken behaviour, verbal abuse, and occasionally violent confrontations.

**c) Public Safety** – The people coming into the area and to this particular location will need transport which will mean extra traffic adding to the already problematic issues that Ponteland has historically. The Ponteland by-pass

has been on the agenda for as long as I can remember and the main pinch point in the village is exactly where this license is for which is the roundabout on the North side of the bridge. The entrance to the property is a blind turning when coming from the South and the extra traffic trying to access this turning will cause many more incidents which could easily result in collisions with other vehicles or members of the public. The main street already has an issue with cars parking on yellow lines outside the restaurants when picking up takeaways and public houses when picking up and dropping off customers. The side effects of pollution and damage to air quality will also cause issues for public health. With the health of people being a major issue in the last year or so due to the Covid-19 situation you would think public health and safety would be a priority for our community.

**d) Prevention of Public Nuisance** – Ponteland is a relatively quiet village, and this is one of the main attractions for residents who choose to live here as they get older. There are many elderly residents who live in the area and there are retirement and sheltered housing withing a few hundred yards of the proposed location. I live approximately 500mtrs as the crow flies from the nearest public house and I can hear the noise when there is a football match on the big screen, and I can tell when a goal is scored from the cheers ! The noise generated by a crowd of people drinking and the possibility of music being played will I believe cause undue stress to anyone withing earshot especially late in the evening. The prospect of this occurring every weekend is awful.

In conclusion and for the reasons stated I wish to record my formal objection to the licensing application in respect of the proposal - Rialto, 1 Main Street, Ponteland (application ref: Suna Miah NZ1660072807) just off Ponteland Main Street.

Signed:

Date: 09/07/21

**Please send this notice to the address below:**

Email: licensing@northumberland.gov.uk

# Licensing appliaction RXA.HOL356.1

Graham Walker

Fri 09/07/2021 12:34

To: Licensing Mailbox <Licensing@northumberland.gov.uk>

Licensing application RXA.HOL356.1

Along, no doubt, with many others, I am writing to object to the above licensing application by the owner of Rialto's in Ponteland.

The live and/or recorded music will be an obvious source of nuisance: there are residents nearby – including, just across the river Pont, a communal dwelling for older people – who will be subjected to the noise until midnight.

There will be congestion caused by the large numbers of cars that customers will use as well as by taxis that will be waiting in attendance on Main Street at closing time. Local residents will doubtless find their streets used as alternative, free parking spaces; unless restrictions are imposed on nearby streets, in which case any visitors to residents will be inconvenienced.

The potential for disturbances at closing time will be almost a certainty. It would be naïve to believe that a large number of people, leaving the premises at the same time and having been drinking, will do so quietly, safely and in good order. There would need to be an increased police presence in order to ensure peace, quiet and safety.

Access to and exit from the proposed development is constrained. In the event of an emergency, the emergency services might find their work seriously compromised.

Given the outdoor nature of the intended space, it is hard to see how the potential for litter will be avoided. All the more so since the boundaries of the property are bordered by undeveloped areas.

Similarly, the relatively public nature of the site militates against the widespread public concerns about the glamorisation of alcohol consumption among the young, particularly so given the position of Rialto's in the centre of Ponteland and virtually opposite the new High School.

Overall, this licensing application leaves a range of serious concerns – about safety, nuisance, traffic and child protection – unaddressed.

Yours faithfully,
Graham Walker
81, Edge Hill,
Ponteland,
Newcastle upon Tyne
NE20 9RR

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# Notice of Representation

Members of the public can submit representations in objection to or in support of the premises licence applications, within the 28 day consultation period.

Please be aware that for any objections to be considered relevant, they should be submitted before the end of the consultation period and they should address the four licensing objectives in relation to the licensing activity.

The licensing objectives are the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name:

CAROLE WALTON

Address:

7 Guardians Court, Ponteland. Northumberland

Licensing Objective: Prevention of Crime & Disorder, Prevention of Public Nuisance, Public Safety.

Premises: Rialto, 1 Main Street, Ponteland NE20 9NH and land adjacent thereto ref NZ16600 72807

Reason for Representation:

The basis for this opposition is that granting this licence for these premises will not promote the licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour. Granting such a licence would provide a further source of alcohol within an area already heavily populated with licensed premises that crime, disorder and public nuisance have already reached problem levels for the local police

Reported Crime levels within 1 mile of the restaurant are as below:[1]

| Crime Type | Number with the past year |
|---|---|
| Anti social behaviour | 177 |
| Criminal damage and arson | 33 |

[1] https://www.adt.co.uk/crime-in-my-area accessed 9/07/2021 17:16

| | |
|---|---|
| Drugs | 11 |
| Public Order | 22 |
| Violence & Sexual Offences | 147 |

This application is a fundamental change to the nature of the restaurant hidden under the cloak of a license change. Ponteland already has enough restaurant and public house provision to cater for the local population. This is a blatant attempt to turn the village into a party venue more suited to Osborne Road or the centre of Newcastle. As the vast majority of people likely to be attracted to this sort of venue will come from out of the area there is an increased likelihood of the sort of disorder regularly seen in town, with consequent increased risks to public safety from increased traffic as there is very limited public transport into the Village, let alone out of it late at night.

There is no provision for additional parking in the plans to cater for the increased numbers, meaning that drivers coming to the venue will be looking for parking spaces in nearby streets, inconveniencing the local population, including the significant amount of sheltered accommodation and other housing for the elderly.

The proposed taxi rank is more suitable to Newcastle Central Station than Ponteland Village, and will increase the likelihood of disorder at closing time as crowds jostle for what will inevitably be a limited number of taxis. It will also extend the noise and disruption well beyond closing time.

The playing of live and other music outdoors will have a deleterious effect on all residents – it is verging on the impossible that "noise from amplified and recorded music...will be inaudible at the boundary of the nearest residential premises" – otherwise what would be the point of playing it?

The provision of outdoor live music and alcohol on a daily basis is completely incompatible with the way the residents of the Village have come to enjoy living here and will inevitably lead to increased anti social behaviour and public nuisance. The restaurant already has a first floor with a bar which is used for occasional events, but is rarely in use otherwise, so there seems to be little evidence that demand is bigger than the venue can already cope with.

The area proposed backs onto the River Pont which sees many birds including herons, kingfishers and ducks inhabit the banks. The nature of outdoor eating and drinking poses two potential issues – increased litter and noise can disturb this wildlife detrimentally

Finally there is confusion in the Agreed Conditions – paragraph 7 states there will be a Challenge 25 policy, but the final line states that if a member of staff knows that a person is over 18 years of age then such a challenge for proof of age will not be necessary. This is fundamentally incompatible with a Challenge 25 policy.

Granting such a licence would provide a further source of alcohol within an area already heavily populated with licensed premises that crime, disorder and public nuisance have already reached problem levels for the local police.

*(continue on separate sheet if necessary)*

Signed ..... Date 15 07 2021

**Please send this notice to the address below:**

Licensing Section
Northumberland County Council
Stakeford Depot
East View
Stakeford
Northumberland
NE62 5TR

Telephone: 01670 623856

Email: licensing@northumberland.gov.uk

# Notice of Representation

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The licensing objectives are the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: Philip George Wallan Address: The Old Rectory, 1 North Road Ponteland NE20 9UH Licensing Objective: prevention of crime and disorder, prevention of public nuisance

Premises: **Rialto Restaurant, 1 Main Street, Ponteland NE20 9NH and land adjacent thereto**

Reason for Representation:

*(continue on separate sheet if necessary)*

1. I would be grateful if you could accept this document as my objections in relation to an application dated 17 June 2021 made by Sunah Miah ("the Applicant") pursuant to s.17 of the Licensing Act 2003 for the grant of a premises licence in respect of "Rialto", 1 Main Street "and land adjacent thereto ref NZ16600 72807", Ponteland, NE20 9NH

***Objector***

2. I am 72 years old, and I reside in The Old Rectory on the opposite corner to Rialto's Restaurant. My property is a grade 2 listed building which does not have the benefit from double glazing.

3. I have resided in this property for nearly 19 years and that I am well versed in life in Ponteland and the facilities that are currently offered

***Location***

4. No doubt the Licensing Authority in determining the application will be familiar with the area, but nonetheless I advance the following.

*i) Other establishments*

5. Rialto's Restaurant is approximately 60 metres from The Blackbird, Seven Stars and Diamond Pubs. These three Pubs provide a reasonable mix for younger, middle aged and older drinkers with varied food options at each.

*ii) Topography*

6. The entrance to Rialto's Restaurant is on a busy road and roundabout, with currently limited/non-existent areas for stopping and indeed in my experience those attending the premises park in nearby roads and walk to the restaurant.

*iii) Ponteland*

7. This is a rural village with population of less than 11,000 people.

8. I have been made aware of the local planning authorities neighbourhood plan for November 2017 and agree that:

*Ponteland will maintain its identity as a sustainable, thriving community, accessible to people of all ages. A gateway to Northumberland, which values its rural setting, rich heritage, natural environment, and open spaces. It will remain visually distinct and separate from the Newcastle/Tyneside conurbation, meeting the needs of the current population and community of the future, without compromising this distinction. The special identities of Darras Hall, the historic core of Ponteland village and the small settlements in the Plan area will be maintained and enhanced for future generations, making the Civil Parish of Ponteland a desirable place to live, work and visit.*

9. I entirely accept that the current establishments which are predominantly food lead cater to the community both in respect of the economic impact as well as bringing together those who live and work within the area and those wishing to visit

***General Current Issues***

10. I agree that living closely to premises selling alcohol and food and also together with being in close proximity is to a main road, I have to accept there is likely to be noise etc emanating as a result of people leaving these establishments and either going back to their vehicles or general traffic noise as a result.

11. However, there have been instances at times of excessive noise, urinating on my driveway, gates and throwing of bottles over the wall.

***Rialto's Restaurant***

12. In respect of the restaurant itself, I will admit that from my experience there has been limited issues arising from the patrons who attend and that leave the premises and therefore I cannot advance that the current licensing objectives are not being met with regards to the running of the premises.

***Variation of license***

13. I would also object to the current application to vary the license in respect of the restaurant area.

14. The additions appear to be:

    i) to add off-sales;
    ii) to add late night refreshment as a licensable activity;
    iii) to add the regulated entertainment of provision of live music and delete the regulated entertainment of provision of anything of a similar description to live music, recorded music or performances of dance;
    iv) to have a terminal hour for licensable activities of 00.00 seven days a week (so, a 90 minute extension on Sundays);
    v) to remove the special hours for Christmas Day, Good Friday and New Year's Eve;

15. The above additions appear to augment the current restaurant basis that exists and will increase the use of the premises and traffic certainly if the provision of off-sales is allowed.

16. Late night refreshment also appears to step outside the use of the premises as a restaurant and extend licensed support activities to midnight again moving away from the food-based orientation that currently exists.

17. As such I would suggest this would not promote the licensing objectives were a long-standing restaurant is repurposed and aimed more towards the provision of alcohol and live music than the current food and drink.

***Application for the "external area"***

18. From the application submitted, it would appear that the proposal is to turn this area, into somewhat of a behemoth of an outside drinking area and establish somewhat of a separate addition to the already operating restaurant.

19. Whilst no doubt the restaurant appeals to families, couples, and those intending rather obviously to have a meal while socialising, this new area I would submit, cannot be said to be in the same vein.

20. Although I would suggest it is not entirely clear from what has been submitted on behalf of the applicant, it would appear from my rough calculation that this area is going to accommodate circa 300 extra people either through seating arrangements or stood up and together with both food stalls and live music. I cannot but suggest it is some form of "festival" area that is being advanced.

21. In addition, the suggested hours are from 11 am to midnight, seven days a week with alcohol being supplied during those times, including bank holidays.

22. Given the current establishments that exist at present within the village, the type of drinking area that this application envisages, would be wholly foreign to the village and I would suggest have the following detrimental impact to the area and the residents.

    i) Marketing of the new area is no doubt going to attract young drinkers from outside the area who have no affinity to the values of this community. They will more likely than not, simply visit the Village on a pub crawl, as they won't have to go far between four pubs. This means there will be an exponential increase in crime, disorder and public

nuisance which will disproportionately affect me because of where my home is located.

ii) I am 72 years old and already anxious about walking outside my home at certain times of the day / night. If Rialto's Restaurant is permitted to become a Pub I will be surrounded in my own home by drinking establishments with primarily young drinkers. I am exceptionally concerned at what impact Rialto's being granted a Pub License will have on my safety and independence.

iii) The entrance to Rialto's Restaurant is on a busy road and roundabout. Vehicles dropping off customers and people congregating, will exacerbate the congestion on an already dangerous junction. I have no doubt there will be road accidents if this application is permitted.

iv) Patrons to the restaurant often park behind Rialto's and the local bank, but this option will no longer be available if the application proceeds. Attendees it will appear will therefore have to park in nearby roads and walk to the pub, again causing further disturbance to local residents.

v) The "taxi rank" that is to be provided is, I would suggest, an indication, of the volume of anticipated patrons. In addition, there is a proposal in respect of complete restructuring and production of a one-way traffic system, which again I would suggest is indicative of the number of patrons that the Applicant is hoping to achieve. This is coupled by the proposed condition at 17 that the Applicant considers it necessary to have permanent stewarding in place. This might be apposite for a music festival; it is not appropriate for a permanent venue in a village.

vi) There is then the issue of noise. The application encompasses live music to the extent whereby a condition is suggested at 18 of the application, which provides for regular assessments of the noise. It is also noteworthy, I would suggest, condition 19 that the noise from amplified live and recorded music arising from the regulated entertainment from the designated premises shall be in audible at the boundary of the nearest

residential dwelling. I have been advised that there is no professionally drafted noise management plan and the proximity of my property that the proposed operation is likely to result in a statutory nuisance.

23. Further I am considering consultation and an acoustic expert with regards to the achievability of such a condition and the likelihood of noise levels emanating from the premises to be heard within the boundaries of my house and the property itself.

24. Further there is currently no planning permission that has been granted. I have noted the licensing authority's statement of licensing policy states at [6.11.2] that it is preferable for premises to have the appropriate planning consent in place before determining a licensing application.

25. I also note from the licensing authority statement of licensing policy that:

*3.1.3 NCC recognises that balancing the interests of licensees, employees, customers and people living near to or engaged in businesses near to licensed premises and clubs will not always be a simple matter. In exercising its responsibilities, the Licensing Authority will always be guided by the four licensing objectives*

26. However further on in that document at paragraph 3.1.6 it comments that:

*The Licensing Act 2003 also supports a number of complementary aims which are integral to the Policy:*
*1. Protecting the public and **local residents** from crime, anti-social behaviour and noise nuisance caused by irresponsible licensed premises;*

27. And at para 6.8.2

*When considering any representations, the Licensing Authority will assess the likelihood of it causing unacceptable adverse impact, particularly on **local residents**, by considering the following factors amongst other relevant matters:*

- *type of premises, the number of customers likely to attend the premises and the nature of the licensed activity*
- *proposed hours of operation*
- *level of public transport accessibility for customers either arriving or leaving the premises and the likely means of public or private transport that will be used by customers*
- *means of access to the premises i.e. customer entrances and exits*
- *cumulative impact of licensed premises in an area if applicable (see Appendix E)*
- *scope for mitigating any impact;*
- *how often the activity occurs and the nature of any promotions*

***Conclusion***

28. Therefore, for the reasons above I submit that the proposed application will not promote the licensing objectives of the prevention of crime and disorder, public safety and the prevention of public nuisance, and indeed is wholly unsuitable for the area, and will adversely impact on the lives of residents living nearby.

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**Please note: Objections will only be considered where a name and address are supplied.**

Name:

TREVOR DALTON

Address:

7 Guardians Court, Ponteland, Northumberland

Licensing Objective: Prevention of Crime & Disorder; Prevention of Public Nuisance, Public Safety.

Premises: Rialto, 1 Main Street, Ponteland NE20 9NH and land adjacent thereto ref NZ16600 72807

Reason for Representation:

The basis for this opposition is that granting this licence for these premises will not promote the licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour. Granting such a licence would provide a further source of alcohol within an area already heavily populated with licensed premises that crime, disorder and public nuisance have already reached problem levels for the local police.

Reported Crime levels within 1 mile of the restaurant are as below:[1]

| Crime Type | Number with the past year |
|---|---|
| Anti social behaviour | 177 |
| Criminal damage and arson | 33 |

[1] https://www.adt.co.uk/crime-in-my-area accessed 9/07/2021 17:16

| | |
|---|---|
| Drugs | 11 |
| Public Order | 22 |
| Violence & Sexual Offences | 147 |

This application is a fundamental change to the nature of the restaurant hidden under the cloak of a license change. Ponteland already has enough restaurant and public house provision to cater for the local population. This is a blatant attempt to turn the village into a party venue more suited to Osborne Road or the centre of Newcastle. As the vast majority of people likely to be attracted to this sort of venue will come from out of the area there is an increased likelihood of the sort of disorder regularly seen in town, with consequent increased risks to public safety from increased traffic as there is very limited public transport into the Village, let alone out of it late at night.

There is no provision for additional parking in the plans to cater for the increased numbers, meaning that drivers coming to the venue will be looking for parking spaces in nearby streets, inconveniencing the local population, including the significant amount of sheltered accommodation and other housing for the elderly.

The proposed taxi rank is more suitable to Newcastle Central Station than Ponteland Village, and will increase the likelihood of disorder at closing time as crowds jostle for what will inevitably be a limited number of taxis. It will also extend the noise and disruption well beyond closing time.

The playing of live and other music outdoors will have a deleterious effect on all residents – it is verging on the impossible that "noise from amplified and recorded music...will be inaudible at the boundary of the nearest residential premises" – otherwise what would be the point of playing it?

The provision of outdoor live music and alcohol on a daily basis is completely incompatible with the way the residents of the Village have come to enjoy living here and will inevitably lead to increased anti social behaviour and public nuisance. The restaurant already has a first floor with a bar which is used for occasional events, but is rarely in use otherwise, so there seems to be little evidence that demand is bigger than the venue can already cope with.

The area proposed backs onto the River Pont which sees many birds including herons, kingfishers and ducks inhabit the banks. The nature of outdoor eating and drinking poses two potential issues – increased litter and noise can disturb this wildlife detrimentally

Finally there is confusion in the Agreed Conditions – paragraph 7 states there will be a Challenge 25 policy, but the final line states that if a member of staff knows that a person is over 18 years of age then such a challenge for proof of age will not be necessary. This is fundamentally incompatible with a Challenge 25 policy.

Granting such a licence would provide a further source of alcohol within an area already heavily populated with licensed premises that crime, disorder and public nuisance have already reached problem levels for the local police.

*(continue on separate sheet if necessary)*

Signed ..... Date 15 07 2021

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Northumberland
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**Please note: Objections will only be considered where a name and address are supplied.**

Name: Nigel Williams Address: 55 Eland Edge

Ponteland NE20 9AY Licensing Objective: Prevention of Public Nuisance

Premises: Rialto Restaurant, Ponteland

Reason for Representation:

My objection is based on my concern that this new licence will increase the possibility of public nuisance for the many dwellings nearby, including my own.

Firstly I am concerned about the noise nuisance. The application anticipates substantial numbers of people gathering and eating and drinking accompanied by live and recorded music - all in the open air. Since premises have gradually opened after lockdown it has been noticable that noise from outdoor entertainment carries significantly and makes it uncomfortable to sit outside in the evenings. The granting of this application would exacerbate this situation greatly.

The scale of the proposed development, including the provision of a taxi rank, makes it obvious that this is designed as a destination venue catering for customers from a wide geographic area. Ponteland is in danger of becoming a place where people come to party. To grant this licence would change the fabric of what can still be considered a village atmosphere.

I note that a drawing attached to the application shows trees to the east of the development, presumably to suggest that the houses situated just the other side of the River Pont would be shielded somewhat from the noise. There are some trees here at present but not as many as portrayed as on the drawing so I would suggest that this is misleading. Permission has also just been granted for a retirement development at the other side of the riven in full view and earshot of this development.

The provision of a taxi rank at the venue will lead to an increase in traffic movement in what is already a very busy area.

7/7/21

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12 JUL 2021

# Notice of Representation

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: ....M Young..... ..... Address: .....160 Middle Drive, Ponteland, Newcastle upon Tyne, NE20 9DT

.....

..... Licensing Objective: Crime and Disorder, Public Nuisance, Public Safety and the protection of Children from Harm.....

Premises: ...Rialto, 1 Main Street, Ponteland, NE20 9HN.....
.....

Reason for Representation:

*(continue on separate sheet if necessary)*

1. *Crime and Disorder*

*The application will attract outsiders into the village of Ponteland, which could be in the region of 500-700 extra people and is very likely to cause drunkenness, drug taking and disorder in this village setting. It is not a city like Newcastle upon Tyne.*

2. *Public Nuisance*

*It is obvious even now live music is a big issue in the village generated by certain licensed premises. Why should Council Tax paying residents have to suffer even*

*more disturbance. It will cause the Authorities a great deal of complaints and put more pressure on the Emergency Services - Police, Fire, Ambulance.*

3. *Public Safety*

*. The number of people potentially crowding into the village; which has very limited Car Parking will almost certainly increase the probability of road accidents. The application is surrounded by residential homes, flats etc. It is opposite Ponteland Methodist Church and St. Mary's Parish Church and near Ponteland High School.*

4. *Protection of Children from Harm*

*The proposal can only increase issues like domestic violence; which can have a detrimental effect on children. In all I consider this is a serious erosion of what was once an attractive Northumberland village. Why for commercial interests should this be allowed to go ahead.*

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: Akhtar Zahid

Address: 109A Darras Road, Ponteland, Newcastle upon Tyne, NE20 9PQ

Licensing Objective: b), c), d)

Premises: Rialto, 1 Main Street, Ponteland (application ref: Suna Miah NZ1660072807)

Reason for Representation:

Having looked very at the proposed application for a premises licence documentation, I wish to register my objections to the application for the following reasons:

**b) Prevention of crime and disorder** - the addition of a potential 500 - 800 additional people consuming alcohol in a small town centre is a recipe for an increase in crime and disorder. Our Police services are very stretched already and have reduced significantly in the 10+ years I have lived here. The daily presence is almost nil. One only has to see what happens when large groups of mostly younger people, many from outside of Ponteland, congregate in the centre on New Year's Eve. Drunken abusive behaviour, scuffles, fights, some incidents requiring Police intervention, some not, but if that were to happen potentially 7 days a week? This will directly and negatively contravene this licensing objective.

**c) Public Safety** - the additional traffic into Ponteland; the health risks of the undoubted broken glass that will litter the streets (think New Year's Eve), vomit, rubbish etc, each one of these matters poses a real risk to Public Safety. At a time where our community and country are recovering from the COVID-19 pandemic, this is a definite time to put public safety first. In addition, the extra traffic in the area will be considerable and undoubtedly affect air quality and increase pollution. More traffic negotiating narrow streets, pavement parking once again puts Public Safety at risk.

**d) Prevention of Public Nuisance** - all the residents living close to the town centre, including many elderly and vulnerable people, will be subjected to a much greater amount of noise and disturbance than there is now. Music, whether live or recorded playing until midnight will provide a massive nuisance to those in the immediate vicinity of the proposed venue. Thereafter there will be the traffic and people noise associated with hundreds of people arriving and departing the area late at night. Clearly this in itself will be a Public Nuisance.

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**Please note: Objections will only be considered where a name and address are supplied.**

Name: Mrs. Zahida Zahid

Address: 109A Darras Road, Ponteland, Newcastle upon Tyne, NE20 9PQ

Licensing Objective: b), c), d)

Premises: Rialto, 1 Main Street, Ponteland (application ref: Suna Miah NZ1660072807)

Reason for Representation:

Having looked very at the proposed application for a premises licence documentation, I wish to register my objections to the application for the following reasons:

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In conclusion and for the reasons stated I wish to record my formal objection to the licensing application in respect of the proposed new 'Container Village' just off Ponteland Main Street.

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## Applicants' Note

We have become very aware that our proposal is being, deliberately we think, misrepresented and that this has caused concern in the village.

We would like to take this opportunity to address some of the misleading claims that are circulating.

Firstly, the suggestion that we would intend accommodating up to 800 customers is entirely false. We calculate that our maximum capacity would be around 350 and we would be happy to adopt a condition restricting us to that number. In reality, however, we anticipate trading well below that number.

There has been much criticism of the conditions that we have submitted with our Application. They were provided to us by the Police and we were happy to agree with them (hence the reference to "Agreed Conditions"). We have been in discussion with the Police, the Local Authority, the Town Council and the Fire Service over many months, and we have met with them to explain our proposal. As a consequence, we have had no objection from the Police, Environmental Health, the Fire Service or the Licensing Authority.

We have absolutely no desire to operate a "Stack" type premises catering for stags and hens as is being suggested. Nor do we have any interest in building a "festival" site. The external area will be called The Orchard and we have taken our inspiration from Altringham Market in Cheshire. We have been saddened that so many of our local businesses have been taken over by large companies from outside the area. Our proposal would create facilities for small local independent businesses and provide them with the chance to establish themselves. We propose that the food stores will be occupied by a bakery, a coffee shop, a vintage sweet retailer and a small artisan craft business ( or similar businesses ) , as well as there being food providers. We are very aware that we are in a conservation area and we would like to create an old fashioned but modern market square which can accommodate fayres, whether they be craft or farmer style markets and a Christmas fayre.

We have applied for live music as a licensable activity but would not be hosting bands. Live music outdoors will end at 8.30pm Monday to Thursday and 9.30pm on Friday, Saturday and Sunday and will comprise of street type entertainment. Any provision of music would be, however, subject to the inaudibility condition suggested to us by the Police. Mention has been made in several objections of us applying for recorded music until midnight. Whilst this is correct in relation to indoors only, Rialto's existing Premises Licence currently allows the provision of recorded music to any time so, we could, should we have wished, already provide recorded music beyond midnight. In reality, we are not applying for something that we can't already do in terms of indoors and recorded music.

Bearing the above in mind, and what we actually intend doing, we do not anticipate the huge influx of vehicular traffic that is feared. The majority of our patrons will be locals and will arrive by foot, meaning also that we do not need extensive parking provisions. Whilst we have described an area on our plan as a taxi rank that would probably have been better described as a drop off point, meaning that cars won't, as they do now in any event, pull up on the road.

Both Suny and his family, and myself have traded in the village for 35 years and have absolutely no desire to do anything that wouldn't be of benefit to our community. We think that what we propose will be an enormous asset and will provide opportunities for new local businesses to establish themselves, and for there to be a new focus for residents to socialise in a relaxed and family friendly atmosphere.

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