

Pecyn Dogfen Gyhoeddus



Swyddog Cyswllt:
Maureen Potter 01352 702322
maureen.potter@flintshire.gov.uk

At: Cyng Tony Sharps (Cadeirydd)

Y Cynghorwyr: Adele Davies-Cooke a Ralph Small

Dydd Llun, 20 Gorffennaf 2020

Annwyl Gyngorydd,

HYSBYSIAD O GYFARFOD RHITHIOL
IS-BWYLLGOR TRWYDDEDU
DYDD GWENER, 24AIN GORFFENNAF, 2020 AM 10.00 AM

Yn gywir

Robert Robins
Rheolwr Gwasanaethau Democrataidd

Sylwch: Oherwydd y cyfyngiadau presennol ar deithio a'r gofyniad am gadw pellter cymdeithasol, ni chynhelir y cyfarfod hwn yn y lleoliad arferol. Bydd hwn yn gyfarfod rhithiol a bydd 'presenoldeb' yn gyfyngedig i Aelodau'r Pwyllgor yn unig. Bydd y cyfarfod yn cael ei recordio.

Os oes gennych unrhyw ymholiadau, cysylltwch ag aelod o'r Tîm Gwasanaethau Democrataidd ar 01352 702345

R H A G L E N

1 YMDDIHEURIADAU

Pwrpas: I derbyn unrhyw ymddiheuriadau.

2 DATGAN CYSYLLTIAD (GAN GYNNWYS DATGANIADAU CHWIPIO)

Pwrpas: I derbyn unrhyw ddatganiad o gysylltiad a chynghori'r Aelodau yn unol a hynny.

3 DEDDF TRWYDDEDU 2003 - CAIS AM DRWYDDED EIDDO (Tudalennau 3 - 208)

Gofynnir i'r Aelodau ystyried a phenderfynu ar gais am Drwydded Eiddo o dan y Ddeddf Trwyddedu 2003.

Eitem ar gyfer y Rhaglen 3



LICENSING SUB COMMITTEE

Date of Meeting	Friday, 24 July 2020
Report Subject	Licensing Act 2003 - Application for a Premises Licence
Report Author	Chief Officer: Planning, Environment & Economy

EXECUTIVE SUMMARY

For Members to consider and determine an application made under the Licensing Act 2003 for a Premises Licence, in respect of Bryn Morgan House, Starkey Lane, Northop, Flintshire, CH7 6DG.

RECOMMENDATIONS

1	That Members consider and determine the application for a Premises Licence made by Mr Jason Stevens.
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REPORT DETAILS

1.00	EXPLAINING THE APPLICATION
1.01	The premises concerned is Bryn Morgan House, Starkey Lane, Northop, Flintshire CH7 6DG. Its location can be seen in Appendix A.
1.02	The applicant is Mr Jason Stevens
1.03	The application is for a Premises Licence for Rice Box Events, Bryn Morgan House, Starkey Lane, Northop, Flintshire CH7 6DG.

1.04	<p>The applicant has applied for the following licensable activities:</p> <ul style="list-style-type: none"> • Supply of alcohol for consumption on and off the premises, • Regulated Entertainment.
1.05	<p>The hours applied for are:</p> <p>Supply of alcohol : Tuesday to Thursday – 16.00 – 23.00 Friday & Saturday 12.00 – 23.00 Sunday 12.00 – 22.00</p> <p>Live Music: Thursday 19.00 – 22.30 Friday and Saturday 19.00 – 23.00</p> <p>Recorded Music: Tuesday to Thursday 16.00 – 22.00 Friday & Saturday 12.00 – 23.00 Sunday 12.00 – 22.00</p>
1.06	<p>A letter was received from Mrs Ann Williams from North Wales Police (NWP) on 25th June 2020. The letter made no objection to the application, but asked for CCTV conditions to be attached to the premises licence. The applicant has agreed to these conditions therefore NWP have confirmed they will not be attending the hearing. Please see Appendix B.</p>
1.07	<p>Representations were received from Mr Phil Foster, Environmental Health Officer for Flintshire County Council’s Environmental Protection Department on 30th June 2020. These are shown at Appendix C.</p>
1.08	<p>North Wales Fire and Rescue Service have confirmed in writing that they will not be making any representations to the Licensing Authority regarding the application. See Appendix D.</p>
1.09	<p>35 Letters of representation were received in support of the application. See Appendix E.</p>
1.10	<p>80 Letters of representation were received objecting to the application. See Appendix F & G.</p>
1.11	<p>The steps that the applicant intends to take to promote the four licensing objectives are set out in Appendix H.</p>

1.12	The application was advertised in the correct manner.
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2.00	RESOURCE IMPLICATIONS
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2.01	None in respect of this report.
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3.00	CONSULTATIONS REQUIRED / CARRIED OUT
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3.01	A 28 day consultation period was carried out following receipt of the application, as required by the Licensing Act 2003.
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4.00	RISK MANAGEMENT
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4.01	All risks are addressed in the steps taken to promote the four licensing objectives shown in the Operating Schedule.
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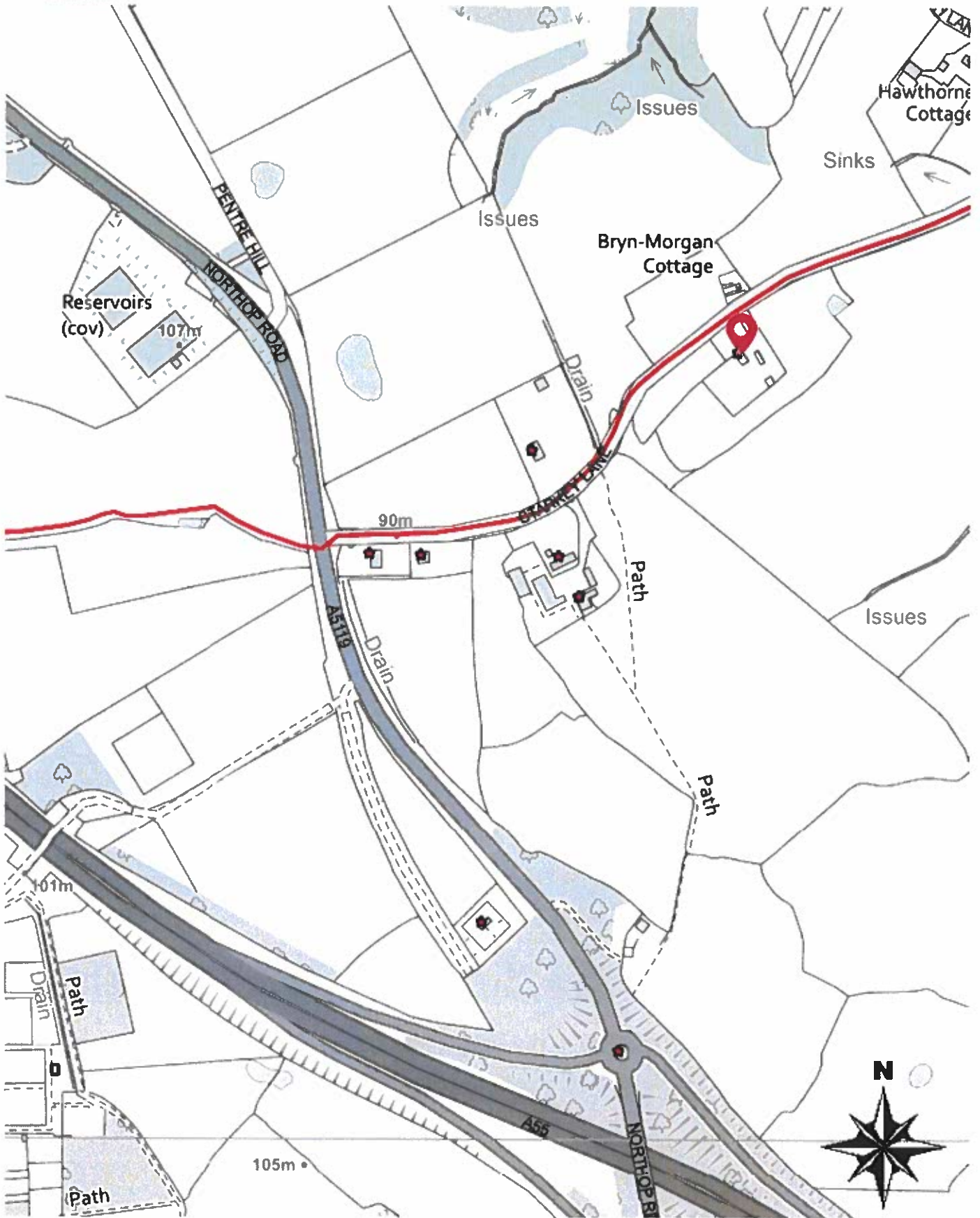
5.00	APPENDICES
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5.01	<p>Appendix A: Location Plan Appendix B: Letter from North Wales Police Appendix C: Representations from Flintshire County Council's Environmental Protection Department Appendix D: North Wales Fire & Rescue Letter Appendix E: Representations in support of the application. Appendix F & G: Representations in objection to the application Appendix H: Steps to be taken to promote the Licensing Objectives</p>
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6.00	LIST OF ACCESSIBLE BACKGROUND DOCUMENTS
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6.01	<p>Licensing Act 2003 Section 182 Guidance for Licensing Authorities</p> <p>https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003</p> <p>Flintshire County Council's Statement of Licensing Policy</p> <p>Contact Officer: Jacqui Dale, Licensing Officer Telephone: 01352 703377</p>
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7.00	GLOSSARY OF TERMS
7.01	<p>Licensing Act 2003 – referred to as the Act.</p> <p>Premises Licence – means a licence granted under the Act, in respect of any premises, which authorises the premises to be used for one or more licensable activities.</p> <p>Licensable activities – these are the sale by retail of alcohol, the supply of alcohol by or on behalf of a club to, or on the order of, a member of the club, the provision of regulated entertainment, and the provision of late night refreshment.</p> <p>Supply of alcohol – means the sale by retail of alcohol, or the supply of alcohol by or on behalf of a club to, or to the order of, a member of the club.</p> <p>Licensing Objectives - the Act sets out four licensing objectives. These are the prevention of crime and disorder, public safety, prevention of public nuisance, and the protection of children from harm.</p>



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16-July-2020

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Mae'r dudalen hon yn wag yn bwrpasol



**HEDDLU
GOGLEDD CYMRU
NORTH WALES
POLICE**

25th June, 2020

Mrs. Gemma Potter,
Licensing Team Leader,
Flintshire County Council,
County Hall,
Mold.
CH7 6NF

Dear Mrs. Potter,

**APPLICATION FOR A PREMISES LICENCE –
BRYN MORGAN HOUSE, STARKEY LANE, NORTHOP CH7 6DG**

I write with reference to the above application which has been discussed with Inspector Stephen Roberts the officer responsible for this area.

North Wales Police make no objections to this application. However, it is requested that the following conditions be attached to the premises licence under the licensing objective of Prevention of Crime and Disorder:-

- **A digital, colour, hard disc CCTV system must be installed, covering all areas where licensable activity is taking place. The system to be maintained in good working order. Recordings to be kept for a minimum of 28 days and made available for inspection by the Police or local authority upon request.**
- **A member of staff must be trained in the use of the CCTV system with the knowledge and capability to download footage at the request of the Police or Local Authority.**

Should the applicant be in agreement with the above representations, they or their representatives are requested to confirm this to the relevant Council Licensing Department as soon as possible. This MAY avoid the need for a hearing before Committee, dependant upon any other representations received from other responsible authorities or interested parties.

www.heddlu-gogledd-cymru.police.uk

www.north-wales.police.uk

Swyddog Trwyddedu'r
Cyfleuster Rheoli a Dalfa'r Dwyrain
Fford Dav
Stad Ddiwydiannol Llai
Llai, Wrexham
LL12 0PG
Ffon – 01978 834099
Symudol - 07896172313

Cont/...
Tudalen 9

Licensing Officer
Eastern Command and Custody Facility
Davy Way
Llay Industrial Estate
Llay, Wrexham
LL12 0PG
Tel – 01978 834099
Mobile - 07896172313

Should the applicant not be in agreement with the representations, a Licensing Sub-Committee hearing will take place.

Yours faithfully,

Ann Williams
Eastern Licensing Officer

cc

Jacqui Dale, Flintshire County Council Licensing Officer
Inspector Stephen Roberts, North Wales Police, Flintshire South
Jason Stevens – e mail - info@riceboxevents.co.uk

gwneud Gogledd Cymru'r lle **mwya**f diogel yn y DU – making North Wales the **safest** place in the UK

Jacqui Dale

From: Phil J Foster
Sent: 30 June 2020 15:14
To: Gemma M Potter; Steve Weston
Cc: Jenny Prendergast; Jacqui Dale
Subject: RE: URGENT - Bryn Morgan - Northop

I object to the granting of this licence on the grounds that there is insufficient information supplied by the applicant to ascertain if any measures to prevent public nuisance have been considered by the applicant.

The applicant wishes to play live and recorded music, host public events, and provide entertainment, alcohol and food to patrons. There have been no plans, protocols or procedures submitted which provide any information regarding provisions which will be made to prevent public nuisance from being caused.

I have no confidence that public nuisance has been considered at all.

Regards

Phil Foster

I am only in the office on Tuesdays, Wednesdays and Thursdays

Environmental Health Officer | Swyddog Iechyd yr Amgylchedd
Environmental Protection | Diogelu'r Amgylchedd
Environment | Amgylchedd
Flintshire County Council | Cyngor Sir y Fflint

Tel | Ffôn | 01352 703397
Email | Epost | phil.j.foster@flintshire.gov.uk

<http://www.flintshire.gov.uk> | <http://www.siryfflint.gov.uk>
<http://www.twitter.com/flintshirecc> | <http://www.twitter.com/csyfflint>



Sir y Fflint a chi yn ymladd **Coronafeirws COVID-19 fel un**
Together we are Fighting Coronavirus COVID-19

Helpu pobl #Arosadref #Achubbywydau #FCC
Helping people #Stayhome #Savelives #FCC

Mae'r dudalen hon yn wag yn bwrpasol



**Gwasanaeth Tân ac Achub
Fire and Rescue Service**

Simon A Smith
Prif Swyddog Tân / Chief Fire Officer

licensing@flintshire.gov.uk

Eich Cyf/Your Ref:

Ein Cyf/Our Ref:

Dyddiad/Date:

Gofynner am/Ask for:

Rhif Union/Direct Dial:

SH/KG/50/221405

16th June 2020

Steffan Horan

Dear Sir/Madam

LICENSING ACT 2003

PREMISES: Bryn Morgan House, Starkey Lane, Northop. CH7 6DG

I refer to your application for premises licence dated 6th May 2020 and received on 3rd June 2020 for the premises named above. I write to advise you that the Fire Authority will not be making any representations to the Licensing Authority regarding your application.

Yours faithfully

FIRE SAFETY COMPLIANCE OFFICER

Mae'r dudalen hon yn wag yn bwrpasol

Jacqui Dale

From: Phoenix - Top Monkey Mold - M40009 [REDACTED]
Sent: 28 June 2020 13:45
To: Jacqui Dale
Subject: Rice Box and The Top Monkey

Hi Jacqui,

I hope this email finds you well.

I've noticed that a business we partner up with here at The Top Monkey has put an application in with licensing.

I think that I am well placed to give you some background information on Rice Box Events and their operations.

For some months (before lockdown) Rice Box have pitched up outside the pub, in agreement with me, to sell their Pizzas and I cannot fault their practices. Jason has worked with me to ensure the safety of my patrons whilst using their services along with agreeing appropriate trade times as to not disturb my neighbours. I would class Jason as a highly responsible person which he strictly communicates down to his staff, which I know are all local to the area and lord knows we need that now in the current climate.

Having purchased many pizzas from Jason in this very strange lockdown period we find ourselves, from his smallholding, it is obvious to me that he swiftly set up an extremely safe environment for his staff and customers. I have every faith in him that should his licence be granted that he will partake in correct procedures as required. Jason is a straight down the line kind of man, he is confident and quick thinking. I have seen Jason deal with 'difficult customers' in a most professional manner placating them and at the same time defusing potential problems.

I am excited that what Jason can potentially offer in terms of uniqueness and sustainability in terms of local employment, using local produce and the like would benefit the local area. It is great to see a small local business, even in these very tough trading times, wanting to expand for the benefit of the community. Jason has been telling me how he foresees this venture and how it would work at the site with appropriate CCTV risk assessments for customer behaviour, opening and closing times, control around alcohol consumption and sales and other concerns around health and safety etc. I would say from my own experience that Jason has got everything covered and I do hope that his licence is granted.

As an aside Jacqui we are intending to open The Top Monkey as soon as the Welsh Government say we can, we have put very clear Covid social distancing measures in place here already. If you are out and about and passing us and are allowed restriction wise do pop in and have a look, we would be interested in feedback from you.

Regards

Deeanne Rothwell

The Top Monkey,
Village Road,
Northop Hall,
Mold,
CH7 6HS

Jacqui Dale

From: Kelly Edwards [REDACTED]
Sent: 29 June 2020 07:01
To: Jacqui Dale
Subject: Rice box events application support

**Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG**

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Kelly Edward's fully support the application from Rice Box Events to obtain a premises license.

The Vownog Cottage, Vownog Newydd, Sychdyn, Flintshire, CH76EW.

I think this would bring a lot to the local community, there are few places locally to eat and drink and enjoy outdoor spaces. This is something different to a local pub, i think it will bring something a little different and fun to the area. It could create jobs, business for local taxi companies and other local events businesses when used for weddings etc.

For me personally, I feel this could be a wonderful family experience. We love eating out with our children and this is something they would really enjoy, something a little different.

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

1. Prevention of Crime and Disorder
2. Public Safety
3. Prevention of Public Nuisance
4. Protection of Children from harm

With that in mind, I have read and agree with the list of actions that Rice Box Events has committed to meet the licensing objectives – that being:

1. CCTV to licensable areas
2. Strict adherence to opening and closing times
3. Event Risk Assessments regarding Crime and Disorder
4. No irresponsible promotion of drinking and drinking promotions
5. Bar communication plan with key contacts including local police

6. Free Tap water for customers
7. Clearly defined car parking signage
8. Limit of 200 customers including weddings
9. Adequate waste bins and recycling
10. Challenge 25 operation and Alcohol refusal register
11. DPS always on duty during trading hours (Designated Premises Supervisor)
12. Free call to local cab companies
13. All children under the age of 16 to be accompanied by a responsible adult
14. No children under the age of 16 after 21:00 (except for weddings)
15. No "Adult" entertainment
16. Streamed music to be non-explicit only and background music only
17. Core business culture is that food and drink are in balance and the main business driver is not biased towards alcohol
18. Responsible alcohol pricing
19. Full product, public and employer liability insurances in place
20. Fire points / stations in place
21. Zero tolerance on adults purchasing for minors. Immediate ban from premises
22. Plastic glasses only. Apart from weddings

I therefore wish to fully endorse the application.

Kind Regards,

Kelly Edwards.

Sent from Yahoo Mail on Android

Jacqui Dale

From: Marie Glotz [REDACTED]
Sent: 29 June 2020 08:02
To: Jacqui Dale
Subject: Rice Box Events – Pizza Tipi and Bar Starkey Lane, Northop, CH7 6DG

Dear Mrs Dale,

Reference

**Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG**

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Marie-Francoise GLOTZ, from 12 Bryn Eglwys, Flint-Mountain, CH6 5SN fully support the application from Rice Box Events to obtain a premises license.

I am fully supportive of this innovative and different venture from Rice Box Event. This will bring a new style of entertainment for the local community. I have no doubt that with the quality of the food served, the professionalism of the Rice Box Event Team that this will be managed in a professional manner for all to enjoy.

During the pandemic, my son and I have enjoyed the pizza/fries/desserts and have never been disappointed. The service has always been great and punctual and the quality of the food always great. The Rice Box Event Team is friendly and accommodating with changing topping on request. I truly believe that will be an asset to the community.

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

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3. Prevention of Public Nuisance
4. Protection of Children from harm

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15. No "Adult" entertainment

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20. Fire points / stations in place
21. Zero tolerance on adults purchasing for minors. Immediate ban from premises
22. Plastic glasses only. Apart from weddings

I therefore wish to fully endorse the application.

Should you wish more details or to contact me, please do not hesitate

Yours faithfully

Marie
Marie-F Glotz

Jacqui Dale

From: Kaitlin Edwards [REDACTED]
Sent: 29 June 2020 08:28
To: Jacqui Dale
Subject: Rice box Events

I, Kaitlin Jayne Edwards fully support the application from Rice Box Events to obtain a premises license.

1 Llys Curig, Oakenholt, CH6 5FW

Personally I would like this premises to be authorised as there isn't something of the same nature in the area. We have had nothing but amazing customer service from the owners in relation to the current business.

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

1. Prevention of Crime and Disorder
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4. Protection of Children from harm

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20. Fire points / stations in place
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22. Plastic glasses only. Apart from weddings

I therefore wish to fully endorse the application.

Kind Regards

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Jacqui Dale

From: shane parry [REDACTED]
Sent: 29 June 2020 08:29
To: Jacqui Dale
Subject: Rice Box Events

I, Shane Parry fully support the application from Rice Box Events to obtain a premises license.
5 Courbet Drive, Connah's Quay. CH5 4WP.

Being a local resident since birth I believe that the area need something different regarding a bookable evening venue. Something more current and up to date and also something that can fill requirements that other venues cannot. Having recently used rice box events I can't fault their open and honest trading procedures and communications and also the quality of their products and services.

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

1. Prevention of Crime and Disorder
2. Public Safety
3. Prevention of Public Nuisance
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20. Fire points / stations in place
21. Zero tolerance on adults purchasing for minors. Immediate ban from premises
22. Plastic glasses only. Apart from weddings

I therefore wish to fully endorse the application.

Kind regards

Shane Parry

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Jacqui Dale

From: Karen Stealey [REDACTED]
Sent: 29 June 2020 08:29
To: Jacqui Dale
Subject: Rice Box Events - Communication of Endorsement and Support for a Premises License

Rice Box Events - Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Karen Hughes fully support the application from Rice Box Events to obtain a premises license.

24 Queensbury Drive

Flint

CH6 5HD

I have recently used the services of Rice Box events during the Covid crisis and they have been very thorough with cleanliness and safety. This shows me that they are responsible people. The idea of having somewhere to call in whilst walking, away from the town would be lovely. The owners are going to use it to help the community during the day which is much needed in our community.

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

1. Prevention of Crime and Disorder
2. Public Safety
3. Prevention of Public Nuisance
4. Protection of Children from harm

With that in mind, I have read and agree with the list of actions that Rice Box Events has committed to meet the licensing objectives - that being:

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19. Full product, public and employer liability insurances in place
20. Fire points / stations in place
21. Zero tolerance on adults purchasing for minors. Immediate ban from premises
22. Plastic glasses only. Apart from weddings

I therefore wish to fully endorse the application.

Kind Regards,

Karen Hughes

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Jacqui Dale

From: Suzanne Mazzone [REDACTED]
Sent: 29 June 2020 08:37
To: Jacqui Dale
Subject: Rice Box Events

Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Suzanne Mazzone fully support the application from Rice Box Events to obtain a premises license.

44 Coed Onn Road, Flint, CH6 5NE

Now, more than ever, we need to support local businesses who have a passion to add something different to our community. This venue will be unique in the surrounding area and is desperately needed.

During the current pandemic, Rice Box Events have demonstrated that they operate their business with clear regard for the local community and particularly their neighbours. They have adhered to all requirements from Public Health, Welsh and National Government. They have done an amazing job of reinventing their business in order to survive and as a community we need to celebrate their success and encourage further expansion.

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

1. Prevention of Crime and Disorder
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With that in mind, I have read and agree with the list of actions that Rice Box Events has committed to meet the licensing objectives – that being:

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15. No "Adult" entertainment

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21. Zero tolerance on adults purchasing for minors. Immediate ban from premises
22. Plastic glasses only. Apart from weddings

I therefore wish to fully endorse the application.

Regards,

Suzanne Mazzone

Jacqui Dale

From: Jane Lomax [REDACTED]
Sent: 29 June 2020 09:59
To: Jacqui Dale
Cc: info@riceboxevents.co.uk
Subject: Rice Box Events

Dear Ms Dale

Please find below my letter in support of Rice Box Events Application.

Any queries please do not hesitate in contacting me.

Best regards

Jane

Jane Lomax
[REDACTED]

Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Jane Lomax, of Agorlys, Ffordd Berthen, Lixwm CH8 8LT fully support the application from Rice Box Events to obtain a premises license.

I feel that by granting this application it will enable Rice Box Events to establish a great place for live entertainment and music, in an alternative format than is currently available locally. Having visited the site to pick up pizzas during the current lock down, they're is enough space to be socially distant whilst being able to offer something new. Even after lock down and social distancing, this venture will continue to bring people into the area as an entertainment venue as well as increase the number of people employed.

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

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2. Public Safety
3. Prevention of Public Nuisance
4. Protection of Children from harm

With that in mind, I have read and agree with the list of actions that Rice Box Events has committed to meet the licensing objectives – that being:

1. CCTV to licensable areas
2. Strict adherence to opening and closing times
3. Event Risk Assessments regarding Crime and Disorder
4. No irresponsible promotion of drinking and drinking promotions
5. Bar communication plan with key contacts including local police
6. Free Tap water for customers
7. Clearly defined car parking signage
8. Limit of 200 customers including weddings
9. Adequate waste bins and recycling
10. Challenge 25 operation and Alcohol refusal register

Tudalen 25

11. DPS always on duty during trading hours (Designated Premises Supervisor)
12. Free call to local cab companies
13. All children under the age of 16 to be accompanied by a responsible adult
14. No children under the age of 16 after 21:00 (except for weddings)
15. No "Adult" entertainment
16. Streamed music to be non-explicit only and background music only
17. Core business culture is that food and drink are in balance and the main business driver is not biased towards alcohol
18. Responsible alcohol pricing
19. Full product, public and employer liability insurances in place
20. Fire points / stations in place
21. Zero tolerance on adults purchasing for minors. Immediate ban from premises
22. Plastic glasses only. Apart from weddings

I therefore wish to fully endorse the application.

Yours sincerely

Jane Lomax

Jacqui Dale

From: graham davies [REDACTED]
Sent: 29 June 2020 10:11
To: Jacqui Dale
Subject: Rice Box Events – Pizza Tipi and Bar

Rice Box Events – Pizza Tipi and Bar

Starkey Lane, Northop, CH7 6DG

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Graham davies fully support the application from Rice Box Events to obtain a premises license.

49 Albert flint
Flintshire
Ch65eq

I think this is a great idea to help a local business get through this tough time. I can't see there being a problem with traffic as it's close to northop road and there a plenty of passing point

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

1. Prevention of Crime and Disorder
2. Public Safety
3. Prevention of Public Nuisance
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17. Core business culture is that food and drink are in balance and the main business driver is not biased towards alcohol
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20. Fire points / stations in place
21. Zero tolerance on adults purchasing for minors. Immediate ban from premises
22. Plastic glasses only. Apart from weddings

I therefore wish to fully endorse the application.

Jacqui Dale

From: Holly Sharrock [REDACTED]
Sent: 29 June 2020 10:35
To: Jacqui Dale
Subject: Rice Box Events Endorsement

Good Morning Jacqui,

Please see below letter of support for Rice Box Events planning application.

The proposal would offer something very unique to the area and would in turn support further local business / individuals (ie potential jobs for locals in staffing the venue, taxi drivers, food suppliers, local musicians) whilst offering a local venue for the community - coming from a rural area close to Northop we welcome the addition of a responsible and diligent venue.

The company displays dedication to sustainability (ie recycling all waste and using biodegradable glasses) which is paramount in my support of their proposal. Additionally their commitment to quality with the catering they offer, 5 star hygiene rating and an abundance of 5 star social media interactions shows a commitment to offering best in class and an awareness of the responsibility they would undertake in making the venue safe and always well received.

Rice Box adapted with haste to the COVID 19 pandemic and greatly supported their local community - as many food chains would only deliver a lot of rural villages were unable to obtain the treat of a takeaway. Rice box played a key part in fixing this and did it all with professionalism and warm hearts - for me getting to talk to someone whilst collecting the pizza was just as much of a delight as the food itself.

As an employee currently on furlough, I am terrified what the future holds for my job but seeing companies like Rice Box react so swiftly and propose business growth in these times is very much a beacon of hope - we must adapt to survive and Rice Box are trying to do that.

Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Holly Sharrock fully support the application from Rice Box Events to obtain a premises license.
Chapel House, Rhes Y Cae, Holywell, CH8 8JQ.

I understand that by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

1. Prevention of Crime and Disorder
2. Public Safety
3. Prevention of Public Nuisance
4. Protection of Children from harm

With that in mind, I have read and agree with the list of actions that Rice Box Events has committed to meet the licensing objectives – that being:

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2. Strict adherence to opening and closing times
3. Event Risk Assessments regarding Crime and Disorder
4. No irresponsible promotion of drinking and drinking promotions

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5. Bar communication plan with key contacts including local police
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20. Fire points / stations in place
21. Zero tolerance on adults purchasing for minors. Immediate ban from premises
22. Plastic glasses only. Apart from weddings

I therefore wish to fully endorse the application.

With best regards, Holly

Jacqui Dale

From: [REDACTED]
Sent: 29 June 2020 10:54
To: Jacqui Dale
Subject: Rice Box Events

Jacqui Dale

Licensing Officer | Swyddog Trwyddedu
Licensing | Trwyddedu
Community and Business | Gwarchod Cymuned a Busnes
Flintshire County Council | Cyngor Sir y Fflint

Tel | Ffôn | [01352 703377](tel:01352703377) / [07825403613](tel:07825403613)
Email | Ebost jacqui.dale@flintshire.gov.uk

Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Mrs J. Burgess support the application from Rice Box Events to obtain a premises license.

16 Elm Road, Aston Park, Deeside, CH5 1UW

Rice Box Events are a professional and dedicated business, and are looking for ways to diversify, following the Coronavirus lockdown. I personally feel that this is a unique business and would be a wonderful addition to the area.

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

1. Prevention of Crime and Disorder
2. Public Safety
3. Prevention of Public Nuisance
4. Protection of Children from harm

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22. Plastic glasses only. Apart from weddings

I therefore wish to fully endorse the application.

Jacqui Dale

From: Claire Chitty [REDACTED]
Sent: 29 June 2020 11:03
To: Jacqui Dale
Subject: Rice Box Events- Pizza Tipi and Bar

Good morning Jacqui,

I hope this email finds you well.

**Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG**

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Claire Chitty fully support the application from Rice Box Events to obtain a premises license.

**5 Balmoral Close
Flint
CH6 5YB**

The unique dining experience offered by Rice Box Events is habitually perfectly in keeping with the concerns of today's restaurant visitor. Providing the ability to enjoy good food in the semi outdoor setting which provides both ventilation and sunlight makes this venture most appealing to myself and many others whom I have spoken to. This family friendly service has operated tirelessly throughout the previous 3 months putting the customer and their safety at the heart of everything they do, and it brings comfort that such passion and sense of community may be able to become a more permanent feature within our community.

A unique eatery which compliments the offering of other local food outlets in the area, the non-intrusive visual of the tent fits in nicely with the surroundings and the opportunity to engage with my community in a safe and enjoyable manner, is why I would fully support this project going forward.

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

1. Prevention of Crime and Disorder
2. Public Safety
3. Prevention of Public Nuisance
4. Protection of Children from harm

With that in mind, I have read and agree with the list of actions that Rice Box Events has committed to meet the licensing objectives – that being:

1. CCTV to licensable areas

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2. Strict adherence to opening and closing times
3. Event Risk Assessments regarding Crime and Disorder
4. No irresponsible promotion of drinking and drinking promotions
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I therefore wish to fully endorse the application.

Yours sincerely

Claire Chitty

Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, samantha louise Tovey fully support the application from Rice Box Events to obtain a premises license.

56 Henry Taylor Street , Flint, Flintshire CH6 5PR

I would love to be able to visit the Pizza Tipi and Bar, I think it would be a welcomed asset to the community and would be lovely to have something different to all the usual pubs and restaurants.

I have ordered from ricebox events numerous times over the last couple of months, the food and service is impeccable! Best pizzas I've tasted.

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

1. Prevention of Crime and Disorder
2. Public Safety
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4. Protection of Children from harm

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I therefore wish to fully endorse the application.

Jacqui Dale

From: [REDACTED]
Sent: 29 June 2020 13:44
To: Jacqui Dale
Subject: Rice Box Events – Pizza Tipi and Bar

Rice Box Events – Pizza Tipi and Bar **Starkey Lane, Northop, CH7 6DG**

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

*I, Louise Davies, David Sale, Niall Haywood, Sianna Davies & Mitchel Davies fully support the application from Rice Box Events to obtain a premises license.
40 Fairoaks Drive, Coannah's Quay, Deeside, CH5 4RR*

We have visited Rice Box Events and seen the potential premises when purchasing their Dough Belissimo Pizza during lockdown. They are the friendliest and nicest people we have met, and we can tell just how much our and other people's custom really means to them, even more so in these challenging times. They adhere to all social distancing, hygiene and other Covid-19 rules and regulations which is so important to us having family who are within the vulnerable and shielding category.

We have an elderly Grandad who has been unable to leave his house at all since March. He is itching to be able to have some 'normality' back in his life and if Rice Box Events is granted this license, this is the first place I would book to take him as I feel this would be the safest and most enjoyable option for him. We feel as though this new and innovative idea will bring a lot of hope to the community, after so many weddings and other celebratory events have been cancelled due to Covid-19.

We believe the Pizza Tipi and Bar will be an excellent alternative to the pub or usual restaurant we would have attended prior to Covid-19. We are expecting on some occasions to be turned away from a pub or restaurant of choice due to the maximum capacity allowed during Covid-19 regulations, however this will be another great business to support that will offer a similar service to the community.

The location of Rice Box Events' premise is ideal as it's not too far away from the main roads and easily accessible for vehicles and taxi companies to find, yet secluded enough that there will be no noise disruption to the local residents and a safe environment for customers. We would love to continue supporting this great local business, and we cannot see any valid reason to dismiss their proposals.

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

1. Prevention of Crime and Disorder
2. Public Safety
3. Prevention of Public Nuisance
4. Protection of Children from harm

With that in mind, I have read and agree with the list of actions that Rice Box Events has committed to meet the licensing objectives – that being:

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 19. Full product, public and employer liability insurances in place
 20. Fire points / stations in place
 21. Zero tolerance on adults purchasing for minors. Immediate ban from premises
 22. Plastic glasses only. Apart from weddings
- I therefore wish to fully endorse the application.

Kind regards,
Sianna, Louise, David, Mitchel & Niall

**Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG**

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, RICHARD SEAWARD fully support the application from Rice Box Events to obtain a premises license.

34 ROYAL DRIVE

FLINT

CH6 5YA

As a regular visitor to the site, I find the service and quality that this company provide is first class. To have a place to be able to sit outside and enjoy a drink and some entertainment would not only be good for the local people but also for families to have a get together. Walking distance from local villages and towns is a bonus. Families can be reassured that as its not next to a main road, they can relax and enjoy the family time. VERY friendly staff members which means I would return with my family. I think a local community supporting a local business is a very good cause for them to be given the go ahead. I support them 100%

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

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I therefore wish to fully endorse the application.

Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Rhian-Carys Jones fully support the application from Rice Box Events to obtain a premises license.

(14 Fern Close Flint, CH65TR)

I think this is a great idea, something a little different for the whole family to enjoy in a beautiful location. Rice Box is an extremely valuable asset to our community. I go here for a Saturday pizza treat every week and the quality and standard of the food is exceptional, and the friendliness of the staff is lovely, they are very welcoming and nothing is too much trouble, they will always try to accommodate where possible. I think this is a great idea because as and when the restaurants start opening again, people will be reluctant to go and sit in a restaurant full of people, and I think this provides a fantastic alternative because the location will be spacious in the outdoors.

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I therefore wish to fully endorse the application.

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Jacqui Dale

From: john mcintyre [REDACTED]
Sent: 29 June 2020 19:53
To: Jacqui Dale
Subject: Rice box events application

Rice Box Events – Pizza Tipi and Bar

Starkey Lane, Northop, CH7 6DG

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, John McIntyre fully support the application from Rice Box Events to obtain a premises license.

Penyddwylan
Upper Denbigh Road
St Asaph
LL170RW

The quality service they provide is much needed in the area it would be greatly enhanced with their aspirations and would be a useful hub for people from all walks of life to enjoy what they have to offer.

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

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I therefore wish to fully endorse the application.

Yours sincerely

John McIntyre

Jacqui Dale

From: [REDACTED]
Sent: 29 June 2020 21:09
To: Jacqui Dale
Subject: Support for Rice Box Events – Pizza Tipi and Bar

Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Emily Forshaw fully support the application from Rice Box Events to obtain a premises license.

My full address is:
6 Lexham Green Close,
Buckley
Flintshire
CH7 2HP

I have been impressed by how Rice Box events have adapted to difficult times during the Covid-19 pandemic, turning their business around and providing the community with good quality food in a safe and responsible way. We have enjoyed several takeaways from them and I can vouch for the high standard of the food that they provide, and the professional and friendly service that they offer. I would fully support them in their new venture as I believe it will provide a unique and family friendly venue for everyone in the community to enjoy. We are a family of 3 (soon to be 4) and would be glad of a venue like this to open locally to us, where we could get good quality food whilst enjoying some music in outdoor space, and maintaining social distance.

I understand that by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

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3. Prevention of Public Nuisance
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I therefore wish to fully endorse the application.

Kind regards,

Emily Forshaw

Sent from my iPhone

Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Sharon Beresford fully support the application from Rice Box Events to obtain a premises license.

12 Vale Drive, Mynydd Isa, Mold, Flintshire, CH7 6YW

This company provides a service to the local and wider community and have adapted to the current situation to enable them to continue to provide much sought after takeaway provision. Since I have used this company I have always known them to be responsible, considerate service providers with excellent customer support and interactions.

I understand that by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

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I therefore wish to fully endorse the application.

**Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG**

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Simon Newman fully support the application from Rice Box Events to obtain a premises license.

(14 Cae Mefus Pen y Bal st Holywell CH8 7LU)

Whilst I fully appreciate that there are concerns from residents and local business regarding this application, I feel that the offer is something very different to everything else in the area and does not pose direct competition. The location does not cause a significant issue to its neighbouring properties with regards to access parking or noise. This business has offered the community a service throughout the pandemic and has offered its service beforehand at local sites in various villages without opposition.

I am a licensee registered with Flintshire county council FCC1102

We have run a very similar wedding and event business previously at Pistyll Farmhouse Nercwys and applied for a license with very similar terms, this location was similar in its semi rural nature and was within walking distance of the Village Pub at the end of our driveway, our licence was granted and we had no licensing issues regarding noise complaints or otherwise. We became an integral part of the community and believe that this small business should be offered the same right provided they can do so responsibly, and I feel that this business has demonstrated it can do so.

I strongly feel that this business will continue to suffer the effect of the pandemic without the approval application. Many local establishments are well placed to recover, Rice box events is unique, enterprising and in my opinion well versed in meeting the licensing objectives.

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

1. Prevention of Crime and Disorder
2. Public Safety
3. Prevention of Public Nuisance
4. Protection of Children from harm

With that in mind, I have read and agree with the list of actions that Rice Box Events has committed to meet the licensing objectives – that being:

1. CCTV to licensable areas
2. Strict adherence to opening and closing times
3. Event Risk Assessments regarding Crime and Disorder
4. No irresponsible promotion of drinking and drinking promotions
5. Bar communication plan with key contacts including local police
6. Free Tap water for customers
7. Clearly defined car parking signage
8. Limit of 200 customers including weddings
9. Adequate waste bins and recycling
10. Challenge 25 operation and Alcohol refusal register
11. DPS always on duty during trading hours (Designated Premises Supervisor)
12. Free call to local cab companies
13. All children under the age of 16 to be accompanied by a responsible adult
14. No children under the age of 16 after 21:00 (except for weddings)
15. No "Adult" entertainment

16. Streamed music to be non-explicit only and background music only
17. Core business culture is that food and drink are in balance and the main business driver is not biased towards alcohol
18. Responsible alcohol pricing
19. Full product, public and employer liability insurances in place
20. Fire points / stations in place
21. Zero tolerance on adults purchasing for minors. Immediate ban from premises
22. Plastic glasses only. Apart from weddings

I therefore wish to fully endorse the application.

Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

We, Aysha & Volker K ppler fully support the application from Rice Box Events to obtain a premises license.

The Old Barn, Starkey Lane, Northop, CH7 6DG

We are the next-door neighbours and really only one of two properties which could be affected by the application, as every other neighbour lives further away than us and would be hard pressed to even hear if any wedding or other event was going on. We don't want to state the obvious, however in the current situation the country is in, with the expected closure of up to a third of licenced premises and restaurants in the next few months, we believe that anyone who has the courage to invest in a new venture should be supported in any way possible.

It would actually also be quite nice to have a different type of licenced premise in the neighbourhood, rather than the same old pubs and restaurants and to have something out in the countryside is surely a bonus. We would be perfectly happy for this to go ahead, and even though we don't really know them, apart from saying hello on occasions, we wish them all the best.

We understand that by granting a premises license, Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

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2. Public Safety
3. Prevention of Public Nuisance
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20. Fire points / stations in place

-
21. Zero tolerance on adults purchasing for minors. Immediate ban from premises
 22. Plastic glasses only. Apart from weddings

We therefore wish to fully endorse the application.

Jacqui Dale

From: Leon Cassidy [REDACTED]
Sent: 29 June 2020 21:58
To: Jacqui Dale
Subject: Rice Box Events – Pizza Tipi and Bar

Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Leon Cassidy, fully support the application from Rice Box Events to obtain a premises license.

24 Fox Field

Northop

CH7 6GQ

Rice Box Events have provided a great service during the lockdown and the professionally safe approach to dealing with their customers during this time provides confidence that they will make a success of the Pizza Tipi and Bar venture. The proposal appears to offer something interesting and different to Northop and the surrounding areas, somewhere to enjoy a drink and food within walking distance for us.

I understand that by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

1. Prevention of Crime and Disorder
2. Public Safety
3. Prevention of Public Nuisance
4. Protection of Children from harm

With that in mind, I have read and agree with the list of actions that Rice Box Events has committed to meet the licensing objectives – that being:

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20. Fire points / stations in place

Tudalen 50

- 21. Zero tolerance on adults purchasing for minors. Immediate ban from premises
- 22. Plastic glasses only. Apart from weddings

I therefore wish to fully endorse the application.

Regards
Leon Cassidy

Jacqui Dale

From: Rhian Mason [REDACTED]
Sent: 29 June 2020 23:38
To: Jacqui Dale
Subject: RICE BOX EVENTS TIPI AND BAR

Hi,

Please see attached our support for Rice Box Events Tipi and Bar premises licence application.

I would appreciate if you could take the time to read.

Thank you

Rhian

Rice Box Events – Pizza Tipi and Bar Starkey Lane, Northop, CH7 6DG

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Rhian Louise Mason, Janet Clare Burgess, John Burgess, Rhys Roy Mason fully support the application from Rice Box Events to obtain a premises license.

16 Elm Road
Aston Park
Deeside
CH5 1UW

We have visited Rice Box Events (Dough Bellissimo) many times over the past couple of months and found them to be nothing but friendly and professional people, who genuinely care about providing the best service possible.

They always upkeep the highest hygiene and social distancing standards – in line with government regulations. They are a local, family run business and are offering something unique to the community. The Tipi and bar will be such a good alternative to a pub or other restaurant and provides the locals with more options for when Covid restrictions are eased as numbers in other pubs and restaurants will be limited.

As mentioned previously, we have visited the location of where the Tipi and bar would be held and feel like it is in the perfect location. Easily accessible, yet far enough away to ensure no disruptions to local residents. Also the design of the Tipi would allow customers to feel safe, with it being partly outdoors/ an open space.

This is an incredible opportunity for Rice Box Events, who have suffered a huge loss of business due to Covid. And also the local community as a whole, where local produce is used, and a new exciting safe space is created for many to come together to celebrate overcoming the last few months.

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

1. Prevention of Crime and Disorder
2. Public Safety
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4. Protection of Children from harm

Tudalen 52

With that in mind, I have read and agree with the list of actions that Rice Box Events has committed to meet the licensing objectives – that being:

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20. Fire points / stations in place
21. Zero tolerance on adults purchasing for minors. Immediate ban from premises
22. Plastic glasses only. Apart from weddings

I therefore wish to fully endorse the application.

Jacqui Dale

From: Paul Simon [REDACTED]
Sent: 30 June 2020 14:22
To: Jacqui Dale
Subject: Re: Letter of support for rice box events Starkey Lane.

Hi Jacqui,
Hopefully this works.

Rice Box Events – Pizza Tipi and Bar Starkey Lane, Northop, CH7 6DG

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Paul Simon fully support the application from Rice Box Events to obtain a premises license.

29 Dee view road Connahs quay Flintshire
Ch54ay

I fully support this idea and think it would be a great addition to the local area, we have been having pizzas every Saturday night for the last 12 weeks from rice box events and not once have I thought it's causing a impact to the local area they have also demonstrated to myself that they can serve the public safely with the current COVID restrictions.

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

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2. Public Safety
3. Prevention of Public Nuisance

4. Protection of Children from harm

With that in mind, I have read and agree with the list of actions that Rice Box Events has committed to meet the licensing objectives – that being:

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20. Fire points / stations in place

21. Zero tolerance on adults purchasing for minors. Immediate ban from premises 22. Plastic glasses only.
Apart from weddings
I therefore wish to fully endorse the application.

Sent from my iPhone

By email: jacqui.dale@flintshire.gov.uk

**Jacqui Dale
Licencing Officer
Flintshire County Council**

**RE: Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG**

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Polly Gowler, fully support the application from Rice Box Events to obtain a premises license.

Broncoed Uchaf, Nercwys Road, Nercwys, Mold CH7 4ED

This outdoor venue will be a fabulous asset to our local community; providing a perfect location for a drop-by food and drink venue, celebration event venue and a community gathering space; the owners are very well respected in our tightknit food and drink community and also further afield at events with their NCASS affiliation. I run a B&B in Nercwys and have run several outdoor licensed weddings and events within the county and know how in demand they are; I look forward to a permanent outdoor venue of this calibre being in Flintshire.

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

1. Prevention of Crime and Disorder
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16. Streamed music to be non-explicit only and background music only

Broncoed Uchaf Farmhouse B&B
Nercwys Road, Nercwys, Mold CH7 4ED

17. Core business culture is that food and drink are in balance and the main business driver is not biased towards alcohol
18. Responsible alcohol pricing
19. Full product, public and employer liability insurances in place
20. Fire points / stations in place
21. Zero tolerance on adults purchasing for minors. Immediate ban from premises
22. Plastic glasses only. Apart from weddings

I therefore wish to fully endorse the application.

Yours sincerely

Polly Gowler
Broncoed Uchaf Farmhouse B&B

From: Edwinwilliams [REDACTED]
Sent: 30 June 2020 01:10
To: Jacqui Dale
Subject: Re: Rice Box Events

**Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG**

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Edwin Williams of 48 caernarvon close shotton Deeside Flintshire fully support the application from Rice Box Events to obtain a premises. I strongly feel that it would be a great benefit to the area and also something different for weddings and events to take place in such a beautiful venue in the local area and also bring jobs to local people in what is such a trying time. I also feel that Flintshire is lacking such a great idea and feel that rice box events could push the boundaries and make an amazing venue for many to enjoy. I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

1. Prevention of Crime and Disorder
2. Public Safety
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4. Protection of Children from harm

With that in mind, I have read and agree with the list of actions that Rice Box Events has committed to meet the licensing objectives – that being:

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21. Zero tolerance on adults purchasing for minors. Immediate ban from premises

22. Plastic glasses only. Apart from weddings

I therefore wish to fully endorse the application

Sent from my iPad

**Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG**

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Lisa Porter fully support the application from Rice Box Events to obtain a premises license.

**5 Plas Pen Y Glyn
Flint Mountain
Flint
CH6 5BN**

Myself and my husband Roger Porter recently acquired an allotment on the site of Rice Box Events and we are loving getting it back from being very overgrown to a working plot. Whilst up there working we have seen first-hand how the family run their business, how hard they all and how popular the pizzas are with the locals. At these times it is essential we can all have a bit of normality and be able to enjoy home cooked food and treats.

The Pizza Tipi and Bar would be an asset to the facilities as it would allow friends and family to catch up currently in a safe outdoor environment whilst enjoying the lovely food. Although I am gluten free and cannot try the produce my husband has on several occasions and the reports are it is always delicious

I understand that by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

1. Prevention of Crime and Disorder
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With that in mind, I have read and agree with the list of actions that Rice Box Events has committed to meet the licensing objectives – that being:

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I therefore wish to fully endorse the application.

Regards

Lisa Porter

Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Daniel Blackwell, fully support the application from Rice Box Events to obtain a premises license.

11 Oakfield Close
New Brighton
Mold
Ch7 6we.

Rice box events are a fantastic local company who provide amazing products to the highest of standards. They deliver everything with great passion and pride.

This new venture will allow them to grow their business in a positive and professional manner, this in turn will help support the local community and more.

I understand that by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

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I therefore wish to fully endorse the application.

Tudalen 62

Jacqui Dale

From: Joanne Seaward <[REDACTED]>
Sent: 30 June 2020 09:45
To: Jacqui Dale
Subject: Rice Box Events

Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Joanne Seaward fully support the application from Rice Box Events to obtain a premises license.

34 Royal Drive
Flint
Flintshire
CH6 5YA

During the current pandemic, I feel that Rice Box Events is a unique eatery that has provided an excellent service to the local community keeping with the safety of its customers following government guidelines.

I therefore fully support this application.

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

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Tudalen 63

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21. Zero tolerance on adults purchasing for minors. Immediate ban from premises
22. Plastic glasses only. Apart from weddings

I therefore wish to fully endorse the application.

Jacqui Dale

From: Tina Jones [REDACTED]
Sent: 30 June 2020 13:45
To: Jacqui Dale
Subject: Rice Box Events

I, Tina Jones, Jack Thompson, Ellis Thompson fully support the application from Rice Box Events to obtain a premises license.

43 Old London Road, Flint CH6 5 EY

Different from anything else we have in the area and they serve beautiful Pizzas

I understand that by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

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I therefore wish to fully endorse the application.

Tina Jones

From: Lisa Cottier [REDACTED]
Sent: 30 June 2020 13:22
To: Jacqui Dale
Subject: Rice box events

I Lisa Cottier fully support the application from Rice Box Events to obtain a premises license.

20 Bro Deg, flint, CH6 5XW

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I therefore wish to fully endorse the application.

Sent from Yahoo Mail for iPhone

Jacqui Dale

From: Joanne Aldridge NWT [REDACTED]
Sent: 30 June 2020 14:59
To: Jacqui Dale
Subject: FW: Rice Box Email Template

**Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG**

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Joanne Aldridge fully support the application from Rice Box Events to obtain a premises license.

Tyr Wennol, Pentre Hill, Flint Mountain, Flintshire, CH6 5QN

Rice box reacted very quickly when Covid 19 hit Flintshire, providing takeout food, the measures put in place were excellent, and have been adhered to strictly.

My Family have used the take away service on a number of occasions and it has shown us an Example of what Rice box is capable of.

I believe that the business has already become part of the community of Flint Mountain (I am admin of the local facebook and see how people are reacting).

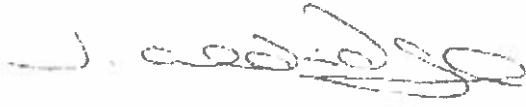
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8. Limit of 200 customers including weddings
9. Adequate waste bins and recycling
10. Challenge 25 operation and Alcohol refusal register
11. DPS always on duty during trading hours (Designated Premises Supervisor)
12. Free call to local cab companies
13. All children under the age of 16 to be accompanied by a responsible adult
14. No children under the age of 16 after 21:00 (except for weddings)
15. No "Adult" entertainment
16. Streamed music to be non-explicit only and background music only
17. Core business culture is that food and drink are in balance and the main business driver is not biased towards alcohol
18. Responsible alcohol pricing
19. Full product, public and employer liability insurances in place
20. Fire points / stations in place
21. Zero tolerance on adults purchasing for minors. Immediate ban from premises
22. Plastic glasses only. Apart from weddings

I therefore wish to fully endorse the application.



Joanne Aldridge

[Redacted text]

[Redacted text]

[Redacted text]

Financial Conduct Authority - Exchange Rates 2014
www.codetwo.com

Jacqui Dale

From: Chris Aldridge [REDACTED]
Sent: 30 June 2020 15:09
To: Jacqui Dale
Subject: Rice box

Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Chris Aldridge fully support the application from Rice Box Events to obtain a premises license.

Tyr Wennol, Pentre Hill, Flint Mountain, Flintshire, CH6 5QN

Rice box reacted very quickly when Covid 19 hit Flintshire, providing takeout food, the measures put in place were excellent, and have been adhered to strictly.

My Family have used the take away service on a number of occasions and it has shown us an Example of what Rice box is capable of.

I believe that the business has already become part of the community of Flint Mountain (I am admin of the local facebook and see how people are reacting).

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

1. Prevention of Crime and Disorder
2. Public Safety
3. Prevention of Public Nuisance
4. Protection of Children from harm

With that in mind, I have read and agree with the list of actions that Rice Box Events has committed to meet the licensing objectives – that being:

1. CCTV to licensable areas
2. Strict adherence to opening and closing times
3. Event Risk Assessments regarding Crime and Disorder
4. No irresponsible promotion of drinking and drinking promotions
5. Bar communication plan with key contacts including local police
6. Free Tap water for customers
7. Clearly defined car parking signage
8. Limit of 200 customers including weddings
9. Adequate waste bins and recycling
10. Challenge 25 operation and Alcohol refusal register
11. DPS always on duty during trading hours (Designated Premises Supervisor)
12. Free call to local cab companies
13. All children under the age of 16 to be accompanied by a responsible adult
14. No children under the age of 16 after 21:00(except for weddings)
15. No "Adult" entertainment
16. Streamed music to be non-explicit only and background music only
17. Core business culture is that food and drink are in balance and the main business driver is not biased towards alcohol
18. Responsible alcohol pricing
19. Full product, public and employer liability insurances in place
20. Fire points / stations in place
21. Zero tolerance on adults purchasing for minors. Immediate ban from premises
22. Plastic glasses only. Apart from weddings

I therefore wish to fully endorse the application.

Sent from my iPhone

Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Malcolm Brown fully support the application from Rice Box Events to obtain a premises license.

(5 Hollowbrook Drive, Connah's Quay, CH5 4GF)

(During lockdown, Rice Box Events have provided fantastic service from their Pizza takeaway service on Starkey Lane. I much prefer to support local businesses where possible rather than large UK chains, but often the quality of the food provided is poor, especially throughout Connah's Quay. Rice Box Events have provided fantastic pizza to myself and my family during lockdown, creating and practicing a very comprehensive COVID safety policy and we would like to support them going forward. I feel the Pizza Tipi and Bar is a unique concept which would benefit the Northop area.)

I understand that by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

1. Prevention of Crime and Disorder
2. Public Safety
3. Prevention of Public Nuisance
4. Protection of Children from harm

With that in mind, I have read and agree with the list of actions that Rice Box Events has committed to meet the licensing objectives – that being:

1. CCTV to licensable areas
2. Strict adherence to opening and closing times
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19. Full product, public and employer liability insurances in place
20. Fire points / stations in place
21. Zero tolerance on adults purchasing for minors. Immediate ban from premises
22. Plastic glasses only. Apart from weddings

I therefore wish to fully endorse the application.

Jacqui Dale

From: Chris Hughes [REDACTED]
Sent: 30 June 2020 18:08
To: Jacqui Dale
Subject: Rice Box Events – Communication of Endorsement and Support for a Premises License

Rice Box Events – Pizza Tipi and Bar
Starkey Lane, Northop, CH7 6DG

Communication of Endorsement and Support for a Premises License to serve alcohol and play recorded and live music.

I, Christopher Hughes fully support the application from Rice Box Events to obtain a premises license.
24 Queensbury Drive, Flint. CH6 5HD

Following the Covid-19 crisis and subsequent lockdown restrictions, myself and my family have enjoyed fresh cooked pizzas from Rice Box events on a weekly basis, which has become something of a treat whilst being furloughed from work. The Rice box team have operated professionally, courteously and co-ordinated the on-site movements of customers within the necessary social distancing control measures exceptionally. Having adapted their business model to be able to independently survive and offer superb food and service in a significantly changed society, they should be applauded and supported with the growth of their adapted vision. At a time where unfortunately we are likely to see many business become a casualty to the Covid-19 pandemic, especially in a relatively small community, the evolution of a business that is offering a completely different food and drink experience to anything else in the local area, should be encouraged as inspiration and hope to others of a positive success example in such difficult times.

I understand the by granting a premises license Rice Box Events will be committed to ensuring that the following licensing objectives are a key part of day to day operational procedures.

1. Prevention of Crime and Disorder
2. Public Safety
3. Prevention of Public Nuisance
4. Protection of Children from harm

With that in mind, I have read and agree with the list of actions that Rice Box Events has committed to meet the licensing objectives – that being:

1. CCTV to licensable areas
2. Strict adherence to opening and closing times
3. Event Risk Assessments regarding Crime and Disorder
4. No irresponsible promotion of drinking and drinking promotions
5. Bar communication plan with key contacts including local police

6. Free Tap water for customers
7. Clearly defined car parking signage
8. Limit of 200 customers including weddings
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18. Responsible alcohol pricing
19. Full product, public and employer liability insurances in place
20. Fire points / stations in place
21. Zero tolerance on adults purchasing for minors. Immediate ban from premises
22. Plastic glasses only. Apart from weddings

I therefore wish to fully endorse the application.

Mae'r dudalen hon yn wag yn bwrpasol



Hawthorne Cottage
ALT. Goch Lane
Northop
CH7 6DL

Dear Sir

I was shocked
to hear that the new
people at Bryn Morgan
House Starkey Lane
have put in an application
alcohol consumption and
music on their premises
the back of my house
looks right over their
premises. This area is
peaceful and quite
The traffic would be
horrendous.

CROSS

The noise would be
terrible and are J
Stepens allowed to sell
pizzas that is why they
have a load of cars
on the lane. I am
sure this is not right
There is quite a few
of old age pensioners
including myself live
on the lane looking
forward to hearing
from you soon.

Your sincerely
Marie Roberts

CROSS

Jacqui Dale

From: [REDACTED]
Sent: 16 June 2020 15:07
To: Licensing
Subject: Music and alcohol licence

We would like to object to Bryn Morgan farm starkey lane ch7 6dg obtaining a music and alcohol licence. From where we live we will be able to hear the noise also where will people park there is no room on the farm already people are parking on the lane when picking Pizzas up from there all threw the pandemic this farm has been selling pizzas and it has been having regular get togethers at their farm . This has shown a total disrespect to the Welsh Government guide lines to stay at home . On many occasions I have past there over last 12 weeks and people have been gathering there to drink and eat many people parking in the lane which causes problems for cars to get threw . Allowing a music licence and alcohol licence will cause even more traffic in the lane also the noise will be heard from where we live we already have the noise of the coach and horses pub when that is open we will have noise coming from all angles. The amount of traffic in the lane will increase 10 fold if they get a licence it's been bad enough in lock down god knows how busy it will be when we are out of lock down . Yours sincerely.

K and C Lewis.
Northop mold ch7 6 dl.

Bryn mawr farm
[REDACTED]

Allt goch lane

Sent from my iPhone



Waen-Isa Farm,
Lhwyn-Onndare
Flint Mountain
Flintshire
CH6 5NZ
16/06/2020.

To Chief officer
Planning - Flintshire County Council,
Licensing Section
TM Ref:- 225975680-01044625

I am writing to object to the
application for a Music and Alcohol
license for the property known as:-
Bryn Morgan Farm,
Starkey Lane
Northop CH7 6DG.
Application Ref - TM REF 225975680-01
094625.

My objections to this are as follows:

- 1) The lanes in both directions to this property are narrow and only passable at various parts on the lane, if one vehicle pulls over onto the grass verge to let the other vehicle through.

If Bryn Morgan is approached from the Coed-Onn Rd, Allt Goch Lane direction, there is a point in this part of the lane that only one

2

vehicle can get through, while the other vehicle has to reverse around a blind bend this in itself is dangerous, especially in the evening.

- 2) On May 24th, Police were called to a car parked on this lane where 4 youths were parked up smoking cannabis and drinking, I presume the driver was arrested, as the car remained in the entrance to ~~the~~ field until later on the next day. My concerns are that if a music and alcohol license was granted this could possibly lead to more anti social behaviour in the area.
- 3) There is a Cyclist Track through the lane, the increase in traffic is both a danger to cyclists, walkers and horse riders.
- 4) Since opening their premises to the public since lockdown, I have noted an increase in traffic on the lane. I litter pick frequently, bringing the contents to my own 'recycling bins' for collection. Amongst the bottles,

3

cans, papers etc. I have disposed of two pizza containers, my concerns are that if an alcohol and music license is granted, I would possibly be gathering up more discarded litter.

- 5) The area is a farming community and the prospect of music 6 nights a week is inconsiderate to the farm workers/owners who retire early in order to wake early to attend their livestock and duties. The sound will surely carry over the fields creating a Public Nuisance to farmers, residents and at certain times of the year the livestock too!
- 6) In the Flintmountain to Northop area there are 5 licensed premises -
- 1) Mountain Lodge Flintmountain this caters for Weddings, Parties etc and is based on main thoroughfare
 - 2) The Coach and Horses, Bar and Restaurant. Live Music - also situated on main thoroughfare
 - 3) Red Lion Northop - caters for weddings - main thoroughfare
 - 4) The Cricket Club Northop, main thoroughfare based, with live music
 - 5) The Boot Northop Village. Restaurant, Live music and Bar.
- In my opinion to open up another

4

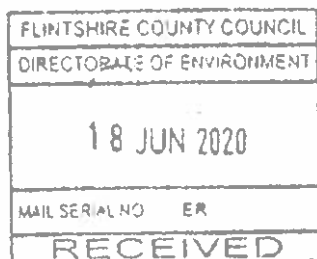
"Live Music and Alcohol Bar"
is not needed especially on such
narrow country lanes.

Thank you for considering
my concerns and objections -

Regards,

Alison Bitnell
Waen-Isa Farm
Llwyn Onn Lane
Flintmountain
CF16 5NZ

Alison Bitnell



13 Lawnt y Pentre
Flint Mountain
Flintshire
CH65UN

15 June 2020

To. The Chief Officer
Planning, Environment & Economy
Flintshire County Council
Ty Dewi Sant
St. Davids Park
Ewloe, CH53XT

Re: Planning Application Ref: 225975680-01

Mr J Stevens t/a Rice Box Events Premises, Bryn Morgan House, Starkey Lane, Northop, Flintshire, CH76DG

I am making a strong objection to the granting of the above application.

The proposed application is in direct contravention of policy and does not respect the peacefulness and character of the surrounding greenbelt area.

The granting of any such licence will destroy local wildlife habitats of the surrounding environment, including be of great harm to all nearby farm animals.

Any development of this sort is contrary to relevant county planning policy.

The above application if granted will bring danger to the local residents and the general public. Starkey Lane is a very narrow single track lane. Access to this premises is not at all adequate for such events or any proposed activity.

This will destroy the peacefulness and tranquillity of this area and devalue all surrounding property prices.

It will encourage antisocial behaviour and bring litter caused by the sale of alcohol.

Yours faithfully,

Jane Harris

(JANE HARRIS)

Gareth Lloyd
Bell Cottage
Allt Goch Lane
CH7 6DL

Wednesday 18th June 2020

Chief Officer
(Planning, Environment and Economy)
Flintshire County Council
Licensing Section
County Hall
Mold
CH7 6NF

Re: Jason Stevens t/a Rice Box Events - alcohol and music licence application representations – Bryn Morgan Farm, Starkey Lane, CH7 6DG.

Reference: 044625

TM REF: 225975680-01

Dear Sirs,

I write with reference to the above licence application for the sale of alcohol and playing of live and recorded music at the property of Bryn Morgan Farm, Starkey Lane, Northop CH7 6DG.

Whilst I am supportive of local businesses and particularly so during this difficult period, I do have many concerns about this application. Based on the limited information in the application and having spoken with the Licensing department, I am deeply concerned for how this may and will impact on the community. I have set out my concerns below.

The prevention of crime and disorder:

- I am concerned for the potential of antisocial behaviour near or towards properties as patrons make their way home. I feel the local residents who are elderly and live in secluded parts of the lanes, would feel unsafe as would we with a young family.
- One point of access to the lanes in the form of a public footpath passes our property from the more populated area of the village. Since the start of lockdown we have noticed a considerable increase in foot-traffic through this route during the day. I would anticipate this to continue into the evening also if there were the proposed opportunity to access drinks and music. This concerns me and my family with regard to antisocial behaviour near or toward properties.
- Since lockdown began there has been reduced littering but as restrictions have been eased and fast food facilities have opened this has again increased. A further increase of people visiting/passing through the lanes would increase littering and its impact on the environment.
- At this present time with pubs not operating, the opportunity to access alcohol in a social environment concerns me as to the potential antisocial behaviour of those visiting.
- There is also the concern for underage drinking.

Public safety:

- The opportunity to buy alcohol for consumption on site makes me worry about the possible influx of patrons to the community and while the music and sale of alcohol would finish at 22:00/23:00, patrons leaving the property would be walking along the single country lanes in a 60mph zone. This poses a danger to them as the lanes are not lit.
- Vehicular traffic increasing to the area for the appeal of music and alcohol would cause grave concern. There is already significant concern from residents about the speed travelled and number of vehicles passing through Starkey Lane/Allt Goch/Coed Onn Road such that it endangers those residing and visiting the community by foot.

- If patrons were able to buy alcohol, this would increase the number of taxis potentially used to transport parties back home. The increase in vehicular traffic from taxis and other vehicles would pose a risk to others on foot as it is a single track country lane.
- There are three working farms using the lanes requiring constant access with use of their tractors, machinery and dairy collections. A further increase by those unfamiliar to the area or countryside guidance under the highway code would pose a danger to themselves and the farming community.
- Throughout the year there are several routines the farms undertake that further increase farm traffic i.e. when slurring the land, cutting, turning and collecting silage in addition to the twice daily milk deliveries along a single, narrow country lane.
- The lane is a single lane and within the application there is no information indicating how parking may be allocated. This I would assume would come under a separate planning application which would open further questions and concerns. If parking were to be sought through a planning application in a field, poor visibility in and out of fields would pose a danger. Parking on the single lane would pose a danger.
- Increased vehicular traffic would have a negative impact on the wildlife in the community. Since the lockdown was implemented and initially traffic was reduced, there has been a visible increase in the number of birds in the area. To increase traffic further and play music as per the application, assuming to be an open air area of the property, would have an affect on birds and wildlife.
- Under the current Covid-19 restrictions, the application does not indicate how social distancing will be advised nor maintained. With this concern, the application also does not stipulate how many patrons will be catered for to ensure everyone's safety with the present risk of Coronavirus. The proposal of live bands would suggest larger groups of patrons visiting and thus increased risk of exposure or contraction.

The prevention of public nuisance:

- The requested hours and days of live and recorded music are excessive and unreasonable. The majority of our community is formed of retired, elderly or working families. The duration of music played for 6 nights each week and late into each evening would have a negative impact on the wellbeing of individuals and families who choose to live in peaceful surroundings along the country lanes as well as on the farming community who need to work early in the mornings.
- The noise level would have a negative impact on surrounding properties and I would consider this to be unacceptable noise pollution. When live music is played at the Coach and Horses we can hear it clearly. Music from Bryn Morgan would be much nearer and much louder, only an open field away from us without any buffer other than a hedgerow.
- The playing of recorded and live music would travel beyond the immediate properties and impact upon the well-being of residents in other areas of the community.
- The impact that the request would have upon the environment, volume of traffic and noise may affect property values in the immediate area of Bryn Morgan.

The protection of children from harm:

- The increase of traffic to the area with the appeal of music and alcohol would further endanger families walking, young children riding their bikes, young children riding their ponies and mothers using prams.
- If alcohol were to be served at the property, I would have reservations about who in each party would be driving and consider there to be an increased risk of drink driving as drivers may risk driving through the lanes to cut through to the nearest town and villages. Patrons may take advantage of this to avoid paying a taxi fair and also seek to avoid contact with police services. This would endanger people and families walking along the lanes as well as other drivers and this concern would come under prevention of crime and disorder as well as public safety.
- Families near the property of Bryn Morgan would be negatively impacted when seeking to settle children into their evening routine. We are expecting a baby and this causes me significant concern such that our child would have music played until late into the evening throughout the week and weekend. This would impact upon our child's well-being.

We are also not aware of any planning application for any commercial activities at this site. We were informed by a member of the Licensing department that the application submitted pertained to the possibility of holding wedding functions at the site with temporary structures in the form of tepees, yurts and portable toilets. We assume that a planning application for change of use on the property would be submitted in connection with the above application. We would raise the same concerns and objections to such proposals.

We moved to this area of the community in 2010 for the tranquillity and appeal of the quiet countryside. Whilst we support local business we do not appreciate or support how the proposed planned use of alcohol and music would impact on the area, community or environment.

Yours sincerely,



Gareth Lloyd



10 Lawnt y Pentre
Flint Mountain
Flintshire
CH65UN

14 June 2020

To, The Chief Officer
Planning, Environment & Economy
Flintshire County Council
Ty Dewi Sant
St. Davids Park
Ewloe, CH53XT

Re: Planning Application Ref: 225975680-01
Mr J Stevens t/a Rice Box Events Premises, Bryn Morgan House, Starkey Lane, Northop, Flintshire, CH76DG

I am making a strong objection to the granting of the above application.

The proposed application is in direct contravention of policy and does not respect the peacefulness and character of the surrounding greenbelt area.

The granting of any such licence will destroy local wildlife habitats of the surrounding environment, including be of great harm to all nearby farm animals.

Any development or the granting of a licence of this sort is contrary to relevant county planning policy.

The above application if granted will bring danger to the local residents and the general public. Starkey Lane is a very narrow single track lane. Access to this premises is not at all adequate for such events or any proposed activity.

This will destroy the peacefulness and tranquillity of this area and devalue all surrounding property prices.

It will encourage antisocial behaviour and bring litter caused by the sale of alcohol.

Yours faithfully,

Gareth Moulton
Sandra Rita Moulton

Jacqui Dale

From: [REDACTED]
Sent: 19 June 2020 11:16
To: Licensing
Subject: CH7 6DJ

Hi Lorraine,

I wish to express my opinion regarding application:

TM REF 225975680-01 044625
Bryn Morgan Farm,
Starkey Lane,
Flintshire.
CH7 6DJ

I am very concerned regarding this application due to the noise and upheaval such a licence would bring.

We live straight across a field from Bryn Morgan Farm and noise carries, thinking of live bands and loud music most nights, especially at weekends, late into the night would not be welcome. I work 12 hour shifts and am up very early. I can only imagine the impact this noise would have on our home. Sitting outside on the very rare summer evening listening to loud music would be unwelcome.

There will not be anywhere near enough parking on Starkey Lane for groups of people and I'm absolutely confident that parking would come into Flint Mountain, which would become a public nuisance as we are also restricted with parking. The Lane into Flint Mountain is very narrow and couldn't take parking, especially if any one was walking down a dark lane whilst under the influence of alcohol. There are no street lights on Starkey Lane or Pentre Hill in Flint Mountain. Health and Safety of pedestrians would be compromised.

I appreciate you taking the time to read my strenuous objections, but I'm hoping you take into consideration the families living around this farm. We have supported the owners of Bryn Morgan Farm through this pandemic whilst they were running a business of selling Pizza's from their garden, but we cannot support this application.

Kind regards,
Debbie Fearnhead

Sent from my iPad

Jacqui Dale

From: [REDACTED]
Sent: 19 June 2020 14:29
To: Jacqui Dale
Subject: Re: Email regarding Premises Licence Application.

Hi Jacqui,

Apologies for not including my full name and address,

Mrs Debbie Fearnhead
Silverdale
School Lane
Flint Mountain
Ch6 5qr

Kind regards
Debbie



Pickworth
Starkey Lane
Northop
CH7 6DG



12th June 2020

Dear Sir,

TM REF: 225975680-01 Mr J Stevens t/a Rice Box Events Premises: Bryn Morgan House, Starkey Lane, Northop, Flintshire CH7 6DG

I am writing to register my objection to the application for a premises licence by Mr J Stevens of Bryn Morgan Starkey Lane . The basis for my opposition is that this is a residential property situated in a very narrow single track lane with limited passing places and which is situated within a rural area that is already well supplied by four licenced premises all situated within a mile or so of the premises. These being:- The Red Lion, The Boot Inn and Northop Cricket Club in Northop and the Coach and Horses at Flint Mountain.

There is certainly no need for any further alcohol/music licenced premises and in fact, if a licence was granted, could be seen to encourage disorder and antisocial behaviour down the lane.

There would be a significant increase in traffic flow which I imagine would cause havoc with the three working farms whose only access and egress is the lane, one of which is a dairy farm that has milk collections twice a day.

In view of the above, I would ask that the Licence Authority refuse this application.

Yours faithfully

Mrs Carol Carpenter

2 LAWNT Y PENTRE
FLINT MOUNTAIN
FLINT
FLINTSHIRE
CH6 5UN

June 19th 2020

Dear Sir / Madam,

Re: Alcohol and Music License Application TM REF:225975680-01 044625
Mr J. Stevens. Bryn Morgan Farm, Starkey Lane, CH7 6DG

I object to this application based on the following concerns.

The application is totally out of character with the surrounding area. The location is a quiet residential / rural setting. A business whose principle hours of business are late at night and conducts itself outdoors is not compatible with this location.

The location is not suitable for loud music being played or alcohol being served outside in tents/marquee because there are many residential properties close by. As the business is not being conducted in a proper building the noise will be considerable and will carry over to many homes. As well as the residents in Starkey Lane, the noise will also be heard by the residents of Flint Mountain and Northop as there isn't much distance as the crow flies between these places and Bryn Morgan. Bryn Morgan is a house so there are no facilities for a party venue. A marquee offers no protection to the local residents from noise, so it would definitely be a public nuisance. The application asks for the supply of alcohol, playing of recorded music and the performance of live music both on and off the premises. This will be detrimental to the lives of local residents and is definitely an act of anti-social behaviour. The application, if passed, would cause disturbed sleep, a lack of peace & quiet, the need to keep windows closed and a change to the character of the area.

Where alcohol is involved, the possibility for inappropriate behaviour is increased. There would also be an increase in litter.

Starkey Lane is a narrow lane which is not suitable for an increased volume of traffic. It is a single track lane with very few passing places. There are also 3 busy farms down this lane with one of them being a dairy farm which has milk collections twice a day. There would be a constant flow of taxis late at night with all the extra noise associated with them. Access is a major issue as just one car from the venue parked in the lane would block the access for residents, delivery vehicles, farm vehicles, emergency vehicles and milk tankers.

There would be a huge safety concern with all the increased traffic in a lane which clearly was not designed for this type of use. It is not just a matter of safety for local residents as the lane is used a great deal by walkers and cyclists so they would be put at great risk too.

Another safety concern would be the problems faced by emergency vehicles trying to get down the lane in an emergency if cars were parked in the lane whilst attending a party at Bryn Morgan.

There are plenty of other suitable establishments within a short distance so this Starkey Lane venue is unnecessary. In fact, Mr J Stevens from Bryn Morgan actually gives a list of appropriate local licensed venues on his website riceboxevents.co.uk. These include Flint Mountain Hotel, Highfield Hall Hotel, Holiday Inn Chester West, Northop Hall Country House Hotel, Plas Hafod Hotel, Soughton Hall Hotel.

I believe that the granting of this application would undermine the licensing objectives of public safety, the prevention of public nuisance and the prevention of crime and disorder. The granting of this application would have an enormous, negative impact on the lives of the residents in the vicinity. So, on the grounds of highway safety, traffic generation, noise & disturbance and road access I sincerely hope that this application will be turned down.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J Potts', written in a cursive style.

Mrs J. Potts

Soughton Hall Hotel

Northop, Flintshire. CH7 6AB
Telephone Number: 01352 840811
Email: mary@soughtonhallhotel.co.uk

Springfield Hotel

A55 Expressway, Pentre Halkyn, Holywell, Flintshire. CH8 8BA
Telephone Number: 01352 780503
Fax Number: 01352 780826
Email: info@springfieldhotel.co.uk

Standish Gate Hotel

Halkyn Road, Holywell, Flintshire. CH8 7SJ
Telephone Number: 01352 712942
Email: info@standishgatehotel.co.uk

Village Hotel Club St David's

St David's Park, Ewloe, Flintshire. CH5 3YB
Telephone Number: 01244 560640
Fax Number: 01244 520930
Email: stwdavid@village-hotels.co.uk

Beaufort Park Hotel

Mold, Flintshire. CH7 6RQ
Telephone Number: 01352 758646
Fax Number: 01352 757132
Email: info@beaufortparkhotel.co.uk

Theatre Clwyd

Raikes Lane, Mold, Flintshire. CH7 1YA
Telephone Number: 01352 756331
Fax Number : 01352 701558
Email: culham.stewart@theatreclwyd.com

Gym Castle

Llanasa, Holywell, Flintshire. CH8 9BG
Telephone Number: 01745 853500
Email: info@gymcastle.com

Highfield Hall Hotel

Chester Road, Northop, Mold, Flintshire. CH7 6AZ
Telephone Number: 01352 840221
Fax Number: 01352 840221
Email: highfieldhallh7@btinternet.com

Holiday Inn Chester West

Westbound A55, Northop Hall, Flintshire, CH7 6HB
Telephone Number: 01244 550011
Fax Number: 01244 550763

Clint Mountain Hotel

Northop Road, Flint, Flintshire. CH6 5QG
Telephone Number: 01352 736000
Email: reception@mountainparkhotel.co.uk

Northop Hall Country House Hotel

Chester Road, Northop Hall, Flintshire. CH7 6HJ
Telephone Number: 01244 816181
Email: info@northophallhotel.co.uk

Plas Hafod Hotel

Gwernymynydd, Mold, Flintshire. CH7 5JS
Telephone Number: 01352 700177
Fax Number: 01352 755499
Email: reception@plashafodhotel.com

Penbedw Estate

Penbedw Uchaf, Nannerch, Flintshire CH7 5QT
Telephone Number: 01352 740196
www.penbedwestate.com

Pentrebryn Coach House

Old Wrexham Road, Mold, Flintshire. CH7 4HE
Telephone Number: 01352 752443
Fax Number: 01352 752443
Email: stay@pentrebryn.co.uk

The Prince of Wales Suite

The Celtic Arms, Northop Country Park, Northop, Flintshire. CH7 6WA
Telephone Number: 01978 798510
Email: theprinceofwalessuite@woodwardinfidantier.com



Mr & Mrs S Jones
12 Lawnt Y Pentre
Flint Mountain
Flintshire
CH6 5UN

16/06/2020

RE:- TM REF 225975680-01

Dear Sir/Madam,

We are writing in objection to the referenced above music and alcohol licence application at Bryn Morgan, Starkey Lane, Northop, Flintshire, CH7 6DG.

We and others we have spoken to feel that the application does not fit into the local area. The area is of a peaceful and quite location, and on a narrow lane. It would create extra traffic and the obvious extra unwanted noise. Also with the alcohol comes possible anti-social behaviour.

There is not a need for anything of this kind in the area as within a mile's radius there are already three public houses and a licenced cricket club.

Regards

Mr S Jones

Mrs J Jones

Handwritten signatures for Mr S Jones and Mrs J Jones. The signature for Mr S Jones is a stylized 'S Jones' and the signature for Mrs J Jones is 'Jones'.

Mr C. V Robison,

Ashmount

Starkey Lane

Northop

Mold

CH7 6DG

22nd June 2020

Chief Officer

Planning, Environment and Economy

Flintshire County Council

County Hall

Mold

CH7 6NF

Ref : 225975680-01 (Licence application – Bryn Morgan House)

Dear Sir,

I wish to lodge my objection to the above licence application. This is a rural area on a very narrow lane. At the moment a pizza business is being run from this private residence, which has increased the amount of traffic on this lane.

The lane is heavily used by tractors and other large farming machinery. The surrounding fields are used for the grazing of sheep, cattle and horses, I feel that the noise incurred by such a venture would be detrimental to well being of these animals and thus the livelihood of the farming community. This would also be totally out of character with the area.

With an increased volume of traffic on the lane, this would impinge on public safety. This lane is used by lots families, adults and children for recreational walks and cycling. I fear their safety would be greatly at risk.

I'm also concerned about people leaving this possible venue; late at night having consumed alcohol, there would be an increased chance of social nuisance and crime.

Yours faithfully,

Mr C V Robinson.

Mrs C. Smith,

Ashmount

Starkey Lane

Northop

Mold

CH7 6DG

22nd June 2020

Chief Officer

Planning, Environment and Economy

Flintshire County Council

County Hall

Mold

CH7 6NF

Ref : 225975680-01 (Licence application – Bryn Morgan House)

Dear Sir,

I wish to lodge my objection to the above licence application. This is a rural area on a very narrow lane. At the moment a pizza business is being run from this private residence, which has increased the amount of traffic on this lane.

The lane is heavily used by tractors and other large farming machinery. The surrounding fields are used for the grazing of sheep, cattle and horses, I feel that the noise incurred by such a venture would be detrimental to well being of these animals and thus the livelihood of the farming community. This would also be totally out of character with the area.

With an increased volume of traffic on the lane, this would impinge on public safety. This lane is used by lots families, adults and children for recreational walks and cycling. I fear their safety would be greatly at risk.

I'm also concerned about people leaving this possible venue; late at night having consumed alcohol, there would be an increased chance of social nuisance and crime. I hope you can appreciate my concerns.

Yours faithfully,

Mrs C. Smith.

9, Lawnt Y Pentre
Flint Mountain

TM Ref 22597568 SUPPORT SERVICES

Flint

CH6 5UN.

23 JUN 2021

22/6/20.

CENTRAL DESPATCH

Dear Sir / Madam.

We wish to object to the application for a Music and alcohol licence by Mr J Stevens at Bryn Morgan House, Starkey Lane Northop.

We live directly opposite, across the field from where the proposed site is and the fact that music will be played inside and out all week apart from Mondays will seriously impact our quality of life.

We bought our bungalow recently because of the quiet and peacefulness of the area and as we sit outside on an evening or work in the garden during the day we don't want to be listening someone else's loud music or screaming and shouting late into the evening as noise travels quite far in the country. Also as Starkey's lane is quite narrow the increased volume of traffic could

cause problems as there are 3 busy working farms in that locality with tractors and cattle moving up and down the lane from dawn till dusk.

We also feel that the area is served quite well for alcohol/wedding/party venues with 3 pubs, Northrop Hall Cricket club and Flint Mountain Hotel within a short distance: and there is no further need for another venue.

The objection is that the venue is totally out of character with the immediate surrounding area.

Yours faithfully

Swan & Graham Lloyd.

Robert & Lee Povall
Bryn Ffuan
Allt Goch Lane
Northop
CH7 6DL



Chief Planning Officer
Planning, Environment & Economy
Flintshire County Council
Mold
CH7 6NF

To whom it may concern,

REF: TM REF: 225975680-01

We write to you to strongly object the licensing proposal with regards to Mr J Stevens t/a Rice Box Events of Bryn Morgan House, Starkey Lane, Northop, CH7 6DG.

We live a very short distance away from Rice Box Events and feel that it inappropriate for the council to approve an application, the lane is very narrow and is used by the residents of the area, as well as local walkers. The increase of traffic would be very dangerous as there is no pavement or room for more than a single car to navigate the road.

The road is set in beautiful welsh countryside and we take pride on keeping the area clean and litter free, we feel that to grant this licence the area would see an increase in litter. If a licence to serve alcohol was granted we would also expect that to encourage anti social behaviour, which is completely not in keeping with the area.

I hope you take the above considerations on board and would advise the location is wholly unsuitable for such activities.

Kind Regards,

Two handwritten signatures in black ink. The first signature is 'R. Povall' and the second is 'Bryn Ffuan'.

Robert & Lee Povall



Mrs Hazel Houston

Woburn Cottage
Starkey Lane
Northop
Near Mold
Flintshire

19th June 2020

Chief Officer
(Planning, Environment & Economy)
Flintshire County Council
County Hall
MOLD,
Flintshire
CH7 6NF

Reference: TM REF: 225975680-01 Mr. J. Stevens t/a Rice Box Events Northop

Dear Sirs,

Please find listed below my objects to the above planning application

- Traffic to venue will increase - The access to this site is a single track road with very few passing places both from the main road between Northop and Flint, and also from Flint via Coed Onn Road. The increased volume of traffic along with traffic from 3 busy farms (with Milk collections during the day) would not be workable.
- Noise pollution – As this is a very rural area the noise from the site would travel further than in a built up area. The noise also would be until a late time in the evening in what is usually a very quiet part of Northop. Traffic would be leaving the venue after 11 p.m. which is also an increase in noise. Live music can be a lot louder too.
- Anti-social behaviour – Along with the noise there could be a possibility of encouraging antisocial behaviour due to the availability of alcohol. Visitors may not be respectful of the local residents.
- Required – Is there a need for this type of establishment are there are others available in close vicinity, The Boot Inn, Red Lion and Cricket Club in Northop and also the Coach and Horses Pub in Flint Mountain. Wedding venues available at Highfield Hall and The Cheques Hotel in Northop Hall, Mountain Park Flint and Soughton Hall in Sychdyn.
- Out of character with area – As previously stated this a very rural area the increase in people coming to this venue for parties, wedding celebrations etc. would not be suitable in a residential and rural place.

Thank you for your time and I would appreciate your attention to these issues when appraising this application

Yours sincerely,

H. Houston

Mrs Hazel Houston

17 Henblas
Flint Mountain
Flint
Flintshire
CH6 5PW

22nd June 2020

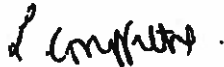
Chief Officer (Planning, Environment and Economy)
Flintshire County Council
County Hall
CH7 6NF

I object to the application for a music and alcohol licence at 'Bryn Morgan House', Starkey Lane.

I am resident of Flint Mountain and take daily walks down Starkey Lane. I feel if this application was approved there would be an increased volume of traffic down the very narrow lane. I often walk down Starkey lane with three young children. I feel their safety would be compromised by the increased traffic on this narrow rural road.

Flint Mountain is quiet and peaceful village at present and I strongly object to noise intrusion that would result from the open-air music.

Many thanks



Lowri Griffiths (Mrs)



17 Henblas
Flint Mountain
Flint
Flintshire
CH6 5PW

22nd June 2020

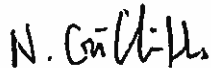
Chief Officer (Planning, Environment and Economy)
Flintshire County Council
County Hall
CH7 6NF

I object to the application for a music and alcohol licence at 'Bryn Morgan House', Starkey Lane.

I am resident of Flint Mountain. I feel if this application was approved there would be an increased volume of traffic down the very narrow lane. There would be an increase in litter.

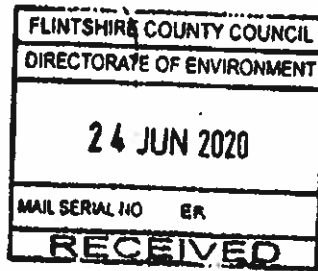
Flint Mountain is quiet and peaceful village at present and I strongly object to noise intrusion that would result from the music.

Many thanks



Neil Griffiths (Mr)





No. 11 Lawnt y Pentre
Flint Mountain
Flintshire
CH65UN

14 June 2020

To, The Chief Officer
Planning, Environment & Economy
Flintshire County Council
Ty Dewi Sant
St. Davids Park
Ewloe, CH53XT

Re: Planning Application Ref: 225975680-01

Mr J Stevens t/a Rice Box Events Premises, Bryn Morgan House, Starkey Lane, Northop, Flintshire, CH76DG

I am making a strong objection to the granting of the above application.

The proposed application is in direct contravention of policy and does not respect the peacefulness and character of the surrounding greenbelt area.

The granting of any such licence will destroy local wildlife habitats of the surrounding environment, including be of great harm to all nearby farm animals.

Any development of this sort is contrary to relevant county planning policy.

The above application if granted will bring danger to the local residents and the general public. Starkey Lane is a very narrow single track lane. Access to this premises is not at all adequate for such events or any proposed activity.

This will destroy the peacefulness and tranquillity of this area and devalue all surrounding property prices.

It will encourage antisocial behaviour and bring litter caused by the sale of alcohol.

Yours faithfully,

Jacqui Dale

From: Licensing
Sent: 25 June 2020 07:30
To: Jacqui Dale
Subject: FW: Application 044625 Bryn Morgan House

James Lowe
Licensing Officer/SwyddogTrwddedu
Community and Business | Gwarchod Cymuned a Busnes
Tel/Ffon: 01352 703376

[REDACTED]
Sent: 24 June 2020 17:16
To: Licensing <Licensing@flintshire.gov.uk>
Subject: Application 044625 Bryn Morgan House

Good afternoon

Re - Application 044625 Bryn Morgan House, Starkey Lane, Northop TM Ref 225975680-01

I am writing to lodge my concern regarding the recent licence application for the above property.

My objection and concern regarding this application for a music and alcohol licence would be that it is not be appropriate for the area the property is situated. The property is on a narrow lane with no parking at the property and the lane would not lend itself to an increased amount of traffic.

The noise would be disruptive to the immediate area and to any livestock nearby. Also there are a number of horse riders who use the lane leading onto Coed Onn Lane/Allt Goch Lane and any increase in traffic could cause a danger.

I feel that there are several pubs, bars and restaurants in the immediate area already, several of which - Coach and Horses, The Red Lion and Mountain Park are currently investing in improving and expanding their outside areas anyway and I feel that another music and alcohol venue would impact on their trade. The Coach and Horses pub has just invested in, and opened, an outside pizza area and takeaway at the moment so I think this new one at Bryn Morgan would be too many.

I appreciate you taking the time to consider my points.

Kind regards

Rebecca Dean

Jacqui Dale

From: [REDACTED]
Sent: 25 June 2020 08:26
To: Licensing
Subject: RE: Application 044625 Bryn Morgan House

Good morning

Thank you for your quick response.

My details are Mrs Rebecca Dean, 3 Rectory Close, Flint CH6 5NH.

Kind regards
Rebecca Dean

Tudalen 108

Jacqui Dale

From: Marion Bateman
Sent: 24 June 2020 23:58
To: Jacqui Dale; Gemma M Potter
Cc: Northop Clerk
Subject: License Application Bryn Morgan House, Starkey Lane, Northop CH7 6DG

Open Application 044625 New Premises License **Bryn Morgan House, Starkey Lane, Northop CH7 6DG**

As Local Member for Northop Ward I strongly object to the above alcohol and music license application.

Bryn Morgan House is a residential property in an open countryside location on the fringes of a historic village, looking towards the conservation area of Northop. This site is in view of the grade 1 listed Church of St Eugain and St Peter, along with other listed buildings.

I have grave concerns with regard to noise pollution, public safety and nuisance along with litter, such a license for live and recorded music and the sale of alcohol for consumption on or off the premises would encourage.

This application is out of character for this situation and I am concerned with the safeguarding of this peaceful agricultural location.

I also object to the requested Premises Opening Hours being 6 days per week ranging from 12.00 hrs to 23.00 hrs

Recently, the applicant has erected teepees behind Bryn Morgan House and as the house is not large enough for a music license one must presume the intention is for an outside operation moving inside the teepees in inclement weather. No planning permissions have been issued. I have subsequently logged a complaint with the FCC Planning Enforcement ref CXX/Enf/207006 regarding this structure.

Cllr Marion Bateman
Avondale
17 Pen y Bryn
Sychdyn
Flintshire. CH7 6EE

Sent with BlackBerry Work
(www.blackberry.com)



I Lon Parciau

LLANDUDNO
JUNCTION

LL31 9FB

24th June 2020

Chief Officer (Planning, Environment & Economy)
County Hall
MOLD
CH7 6NB

Dear Sir

TM REF: 225975680-01

Application for Premises Licence at Bryn Morgan House, Starkey Lane,
Northop CH7 6DG

Although I no longer live in the area, I still have elderly relatives living there who are as upset as I am about this proposal. The music would be heard far and wide and be extremely intrusive into many people's lives.

The idea of selling alcohol from a private house is just not right. It would surely encourage under-age children from nearby villages to buy from there, when they would probably be refused sale in established licence premises, with the result of more noise and antisocial behaviour.

Starkey Lane is a favourite walking area for many families with young children and the introduction of alcohol, with the inevitable increased traffic, is a recipe for disaster. It would make the single track lane unsafe. There's no parking at the property and cars parked at the side of the lane would prevent tractors, delivery lorries, milk lorries or emergency vehicles from passing, wasting precious minutes in an emergency. I would hate to think this could happen to one of my relatives.

This application should be rejected.

Yours faithfully,

Mrs Yvonne Copeland



Mrs H. Smith,
12 Royal
Drive,
FLINT,
CH6 5YA.
24th June 2020

Chief Officer, Planning Dept.,
County Hall,
MOLD,
CH7 6NB.

Dear Sir,

TM REF: 225975680-01
Mr J Stevens t/a Rice box Events
Premises: Bryn Morgan House, Starkey Lane, Northop, CH7 6DG

I am writing to object to the above application. This property is a private house set in a quiet single track country lane with no street lighting and few passing places. If granted, it would generate a huge increase in the amount of traffic down the lane and cause a public nuisance to residents, cyclists, and everyone who walks there with their children or pets.

Any activity on premises involving a number of people, vehicles, music and alcohol throughout the day and/or evening is surely not appropriate for a property such as this because of its location and the fact that it is essentially a private house. They are currently operating a Pizza delivery/collection business from their home (which, I am led to believe is without the appropriate food licence or business use permission) and I do question why they have applied for this alcohol/music licence and what other business they intend to run there. If it is for parties/dancing/drinking etc., this would surely increase the possibility of becoming a public nuisance as well as raising the risk of criminal and disorderly behaviour in the lane.

When people have been drinking with friends/family, they are more likely to be loud and to behave in an antisocial manner. Also, buying alcohol from a private house will encourage underage drinkers who are less likely to be served in the more normal established licenced premises.

Just one alcoholic drink can have an affect on the ability to drive properly and safely, and as the only way to access this property is by car, it is highly likely there will be accidents with other cars, people who are cycling or walking with their children and/or animals or the farm animals who often get out into the lane.

I do not think this application should be granted.

Yours faithfully,

Helen Smith

Tudalen 111



Pickworth
Starkey Lane
Northop
CH7 6DG

23rd June 2020

Dear Sir,

**TM REF: 225975680-01 Mr J Stevens t/a Rice Box Events Premises: Bryn Morgan House,
Starkey Lane, Northop, Flintshire CH7 6DG**

I would like to register my objection to the above planning application.

When the applicants started selling pizzas (possibly illegally) from their home no reasonable person could object, since in these difficult times we all have to do whatever we can to make a living. But this proposal is beyond the pale. They are effectively asking for permission to site a discotheque and sell alcohol from their home on a narrow single track lane in a quiet rural area. The selling of alcohol there would be completely at odds with the surrounding properties and the increased traffic generated by this would be a danger to the local (mainly elderly) residents, to the many dog walkers that use the lane, to families with young children using the lane for exercise and recreation, and to cyclists travelling from Flint to Northop.

Also, selling alcohol from a private house in a narrow single track lane which can only be reached by motor car is a ridiculous idea and must inevitably lead to underage drinking and the associated antisocial behaviour. Already there have been issues with parked cars blocking the lane and hindering local traffic. If emergency services were blocked the implications could be serious. The inevitable noise/music from the property would travel several miles over uninterrupted fields causing distress for the several local mainly elderly residents.

The Application, if given permission, would take trade from already established local businesses and should be rejected.

Yours faithfully

Mr John E Carpenter



Tros-y-Mynydd Farm
Starkey Lane
Northrop
Flintshire
CH7 6D 9

Dear Sir

TM REF 225975680-01

Re application by Mr J Stevens of Bryn Morgan for the sale by retail of alcohol for consumption on and off the premises and the provision of Regulated Entertainment inside and outside.

I am writing to object to the proposed application by Mr Stevens who is at present living in a converted building and running a fast food business from the premises both without planning consent.

I am a partner in the family business that farms the land around Bryn Morgan and we have entered into a conservation scheme with the Ministry of Agriculture to encourage wild life in this area putting up several nest boxes and fencing out the wood behind this property.

We have seen an increase in owls, partridge plovers and badgers and even hares returning and I fear the application if granted would jeopardise our success.

I also feel the country lane which is a designated cycle path used by families to cycle and walk is unlit and would be a danger to their children if there is an increase in traffic, especially if alcohol is served from 12 noon at weekends. (a busy time for walkers)

I believe the sale of alcohol and the playing of music is likely to cause antisocial behaviour and the noise a gross intrusion to the residence living in this ^{quiet} rural setting.

Yours faithfully
F J Jones

2 LAWNT Y PENTRE
FLINT MOUNTAIN
FLINT
FLINTSHIRE
CH6 5UN

June 20th 2020

Dear Sir / Madam,

Re: Alcohol and Music License Application TM REF:225975680-01 044625
Mr J. Stevens. Bryn Morgan Farm, Starkey Lane, CH7 6DG

I object to this application based on the following concerns.

Public Nuisance

The application is totally out of character with the surrounding area. The location is a quiet residential / rural setting. A business whose principle hours of business operate until late at night and conducts itself outdoors is not compatible with this location.

The location is not suitable for loud music being played or alcohol being served outside in tents/marquee because there are many residential properties close by. As the business is not being conducted in a proper building the noise will be considerable and will carry over to many homes. As well as the residents in Starkey Lane, the noise will also be heard by the residents of Flint Mountain and Northop as there isn't much distance as the crow flies between these places and Bryn Morgan. Bryn Morgan is a house so there are no facilities for a party venue. A marquee offers no protection to the local residents from noise, so it would definitely be a public nuisance. The application asks for the supply of alcohol, playing of recorded music and the performance of live music both on and off the premises. This will be detrimental to the lives of local residents and is definitely an act of anti-social behaviour. The application, if passed, would cause disturbed sleep, a lack of peace & quiet, the need to keep windows closed and a change to the character of the area. There would also be a constant flow of taxis late at night with all the extra noise associated with them.

Crime & Disorder

Where alcohol is involved, the possibility for inappropriate behaviour is increased. There would also be an increase in litter.

Public Safety

Starkey Lane is a narrow lane which is not suitable for an increased volume of traffic. It is a single track lane with very few passing places and lots of bends. There are also 3 busy farms down this lane with one of them being a dairy farm which has milk collections twice a day. The constant flow of taxis late at night would add to the traffic. Access is a major issue as just one car from the venue parked in the lane would block the access for residents, delivery vehicles, farm vehicles, emergency vehicles and milk tankers.

There is another accident potential when leaving Starkey Lane –it is not easy to turn right on to the highway due to a bend in the main road which reduces visibility.

There would be a huge safety concern with all the increased traffic in a lane which clearly was not designed for this type of use. It is not just a matter of safety for local residents as the lane is used a great deal by walkers and cyclists who would also be put at great risk.

Another safety concern would be the problems faced by emergency vehicles trying to get down the lane in an emergency if cars were parked in the lane whilst attending a party at Bryn Morgan.

There are plenty of other suitable establishments within a short distance so this Starkey Lane venue is unnecessary. In fact, Mr J Stevens from Bryn Morgan actually gives a list of appropriate local licensed venues on his website riceboxevents.co.uk. These include Flint Mountain Hotel, Highfield Hall Hotel, Holiday Inn Chester West, Northop Hall Country House Hotel, Plas Hafod Hotel, Soughton Hall Hotel.

I believe that the granting of this application would undermine the licensing objectives of public safety, the prevention of public nuisance and the prevention of crime and disorder. The granting of this application would have an enormous, negative impact on the lives of the residents in the vicinity. So, on the grounds of highway safety, traffic generation, noise & disturbance and road access I sincerely hope that this application will be turned down.

Yours faithfully



Mr M. Potts

Coed-y-Bryn
Starkey Lane
Northop
CH7 6DL

Flintshire County Council Licensing Section
County Hall
Mold
Flintshire
CH7 6NF



TO WHOM IT MAY CONCERN

RE:T/M 225975680 – 010044625 BRYN MORGAN STARKEY LANE NORTHOP CH7 6DG – LICENCE APPLICATION

We are writing in objection to the recent application for a licence at Bryn Morgan, Starkey Lane, Northop.

We live and operate a Dairy & Arable Family Business at Bryn Mawr Farm, Starkey Lane, being the 4th & 5th Generation to do so, and farm the majority of the lane along and around Bryn Morgan itself. The lane is a vital part of the running of the farm with feed deliveries, daily milk collection, contractors, moving stock to various fields along the lane. We pride ourselves in caring for the environment. The increased volume of daily walkers, families with pushchairs, cyclist, horse riders have highlighted, how beautiful and well-kept the lane is. They speak of how peaceful the area is and what a joy it has been to venture up the lane. The granting of a licence to serve alcohol, food, ice cream, to host weddings is totally unsuitable for this narrow single track peaceful residential lane. There is little, if no passing room for vehicles. The lane would not cope with the extra volume of traffic. Not only would the alcohol licence cause excessive drunkenness noise nuisance and rowdy behaviour. Furthermore, the litter which no doubt would be flung into our adjoining crop and grazing fields, will create an eye sore and could result in an increase in crime. It's bad enough now with people racing through, throwing their takeaway containers and packaging.

The fields adjoining Bryn Morgan host an array of wildlife; partridges, lapwings, hares, woodpeckers, to name but a few. The thought of 6 evenings of live entertainment and music would cause havoc and disturbance to the wildlife, livestock, not forgetting the residents who live in close proximity to the dwelling, a majority of them being elderly. (Public nuisance) Surely with the local pubs and restaurants i.e The Boot, The Red Lion, The Cricket Club and the Celtic Arms all within less than a mile, and then there Highfield Hall, Cross Keys, Coach & Horses at Flint Mountain and Mountain Park who all offer food, drinks and entertainment facilities., These businesses have enough of a struggle surviving let alone have to compete with yet another establishment!

Bryn Morgan has always been a family home. The previous resident would turn in their graves if they knew what this new resident was proposing. There is not enough parking around the dwelling to host whatever events he is proposing. This would only result in cars parking up the verge (which is already happening as a result of the pizza business) causing a public hazard for young families who walk up the lanes with their children to see the beautiful countryside.

6 Park View
Northop
Mold
Flintshire
CH7 6DD

29.6.2020

To whom it may concern

TM REF: 225975680-01 Mr J Stevens t/a Rice Box Events
Premises: Bryn Morgan House, Starkey Lane, Northop, Flintshire, CH7 6DG

I wish to register my objection to the above planning application.

At the start of the covid pandemic I was in support of the applicant selling take away pizzas to local residents – under the **illusion** that he was attempting to use perishable stock up and obviously raise some income to cover the difficult time ahead.

I have only last Friday learned about the application to offer and sell alcohol, use the premises as a venue and for a live or taped music to be played on possibly, every day of the week. Mr Stevens has been particularly quiet about his ambitions and has kept his intentions very low key until this late date.

My understanding of Bryn Morgan House is that it is a **residential** property along a quiet single track residential lane.

I object for the following reasons:

- **Traffic – dangerous single track road - increase in amount of cars entering, moving along and leaving Starkey lane. Danger to walkers, the elderly, young children and cyclists as there are no pavements and no street lighting.**
- **Parking – limited parking facilities - only last week cars were parked along the lane and access along the lane was hindered – if an emergency vehicle required emergency access, it would not have been possible.**
- **Noise pollution in the residential area. The whole lane is residential. Noise travels across the fields, particularly if there is a wind.**
- **No guarantee that Mr Stevens will adhere to his promised number of events per year – they could be offered 6 days a week, every week of the year.**
- **Unlit lane which some 'over the alcohol limit' customers may decide to leave their cars and walk home to either Flint Mountain or Northop. This is extremely hazardous. This, apart from being dangerous, may encourage underage drinking and antisocial behaviours.**

Yours sincerely

Mrs Suzanne Cowley

6 Park View
Northop
Mold
Flintshire
CH7 6DD

29.6.2020

To whom it may concern

TM REF: 225975680-01 Mr J Stevens t/a Rice Box Events
Premises: Bryn Morgan House, Starkey Lane, Northop, Flintshire, CH7 6DG

I wish to register my objection to the above planning application.

At the beginning of the covid pandemic I was in support of the applicant selling take away pizzas to local residents – under the illusion that he was attempting to use perishable stock up and obviously raise some income to cover the difficult time ahead.

I have only last Friday learned about the application to offer and sell alcohol, use the premises as a venue and for a live or taped music to be played on possibly, every day of the week. Mr Stevens has been particularly quiet about his ambitions and has kept his intentions very low key until this late date.

My understanding of Bryn Morgan House is that it is a **residential** property along a quiet single track residential lane.

I object for the following reasons:

- **Traffic** – the lane is at best a dangerous single track road – there will be an increase in amount of cars entering, moving along and leaving Starkey lane. This will be a danger to walkers, the elderly, young children and their families and cyclists commuting to and from work/ exercising. There is **no pavement and no street lighting**.
- **Parking** – extremely limited parking facilities - only last week cars were parked along the lane and access along the lane was hindered – if an emergency vehicle required **emergency access**, it would not have been possible.
- **Noise pollution** in the residential area. The whole lane is residential. It is a rural location and loud noise is not in-keeping with the rural area. Noise travels across the fields, particularly if there is a wind. Noise from the music, people and cars.
- **No guarantee** that Mr Stevens will adhere to his promised number of events per year – they could be offered 6 days a week, every week of the year.
- **Unlit lane** which some 'over the alcohol limit' customers may decide to leave their cars and walk home to either Flint Mountain or Northop. This is extremely hazardous. This, apart from being dangerous, may encourage **underage drinking and antisocial behaviours**. There may be an increase in crime related incidents.

Yours sincerely

Miss India Cowley

6 Park View
Northop
Mold
Flintshire
CH7 6DD

29.6.2020

To whom it may concern

TM REF: 225975680-01 Mr J Stevens t/a Rice Box Events
Premises: Bryn Morgan House, Starkey Lane, Northop, Flintshire, CH7 6DG

I wish to register my objection to the above planning application.

At the beginning of the covid pandemic I was in support of the applicant selling take away pizzas to local residents – under the illusion that he was attempting to use perishable stock up and obviously raise some income to cover the difficult time ahead.

I have only last Friday learned about the application to offer and sell alcohol, use the premises as a venue and for a live or taped music to be played on possibly, every day of the week. Mr Stevens has been particularly quiet about his ambitions and has kept his intentions very low key until this late date.

My understanding of Bryn Morgan House is that it is a **residential** property along a quiet single track residential lane.

I object for the following reasons:

- **Traffic** – the lane is at best a dangerous single track road – there will be an increase in amount of cars entering, moving along and leaving Starkey lane. This will be a danger to walkers, the elderly, young children and their families and cyclists commuting to and from work/ exercising. There is **no pavement and no street lighting**.
- **Parking** – extremely limited parking facilities - only last week cars were parked along the lane and access along the lane was hindered – if an emergency vehicle required **emergency access**, it would not have been possible.
- **Noise pollution** in the residential area. The whole lane is residential. It is a rural location and loud noise is not in-keeping with the rural area. Noise travels across the fields, particularly if there is a wind. Noise from the music, people and cars.
- **No guarantee** that Mr Stevens will adhere to his promised number of events per year – they could be offered 6 days a week, every week of the year.
- **Unlit lane** which some 'over the alcohol limit' customers may decide to leave their cars and walk home to either Flint Mountain or Northop. This is extremely hazardous. This, apart from being dangerous, may encourage **underage drinking and antisocial behaviours**. There may be an increase in crime related incidents.

Yours sincerely

Mr Richard J Cowley

Jacqui Dale

From: Alison [REDACTED]
Sent: 29 June 2020 11:10
To: Jacqui Dale; Gemma M Potter
Subject: Open Application 044625 New Premises Licence Bryn Morgan House, Starkey Lane, Northop CH7 6DG

As a local resident of Northop, I wish to register my strong objection to the above alcohol and music licence application.

My objection is based on the following :

1. Bryn Morgan House is a residential property. As I understand it, no application has so far been made for any change of use of the premises to allow for commercial activities.
2. The times the applicant is seeking on his licence application would inevitably lead to noise pollution and have a detrimental impact on neighbouring properties and also on the villages of Northop and Flint Mountain (sound carries, particularly in the summer).
3. Lack of adequate facilities at the site, such as toilets and car parking. The property is situated along a narrow country road and there are issues relating to public safety and nuisance, should such a licence be granted to the applicant.
4. The granting of such a licence would set a precedent for other such applications in similar, but equally inappropriate, locations.

For the sake of transparency, I should say that I am Community Councillor currently serving on Northop Community Council but my objections, as set out in this email, are made on a purely personal basis, as a local resident.

Thank you

Alison Brebner
9 Maes Celyn
Northop
CH7 6BA

Sheldon
Church Road
Northop
CH7 6BS

29th June 2020

To whom it may concern

**TM REF: 225975680-01 Mr J Stevens Ua Rico Box Events Promises:
Bryn Morgan House, Starkey Lane, Northop, Flintshire CH7 6DG**

I wish to register my objection to the above planning application.

When the applicants started selling pizzas from their home I had no objections as I appreciated they were only doing their best to keep their business going. However, they now appear to want a licence to sell alcohol with live and taped music for the purpose of holding weddings etc. The sale of alcohol from a private house on Starkey Lane, a narrow single track lane, is at odds with the surrounding quiet rural area. The increased traffic which it will inevitably generate, will be a danger to the local residents many of whom are elderly, to dog walkers, families with young children, and cyclists travelling from Flint to Northop.

Yours faithfully



J Blackwell

There are a number of venues in the area that can hold and support events and if the applicants are inclined to want to develop a business like this I suggest that they look for a better, more appropriate location that is fit for purpose or acquire something already established.

Regards

Debbie Askey

[REDACTED]

3 Grosvenor Court
Northop
Flintshire
CH7 6EU

Flintshire County Council
Licencing Department

28th June 2020

Ref: 225975680-01

Mr J Stevens t/a Rice Box Events - Bryn Morgan House, Starkey Lane, Northop, Flintshire CH7 6DG

Dear Sir/Madam

I wish to register my objection to the above planning application. The applicants (of the above address) started to sell home-made pizzas from their home/premises. We thought this was a good and novel idea given the Covid crisis and believe that their enterprise was well supported.

Their application to now sell alcohol and offer live and taped music however is not supported. If the venue was going to be in a substantial building, I will still have an issue with them being granted a licence, but as the premises is basically a canvas tent (providing no sound insulation therefore) and encourages drinking, gatherings of people and music in the open air. This, let us remember, is a residential area.

Bryn Morgan is one of many houses set in the open countryside in a quiet, rural area. To attract large groups to regular events and to have a licence to play music is completely at odds with this location and I, as a Northop resident object to this being approved.

The lane is very popular with walkers (often families with young children), joggers and horse riders. Cyclists and tractors regularly use this lane and it is already a busy alternative route from Flint to Northop (and vice-versa). The increased traffic this venue would attract will heighten the risk of incidents/accidents and pose a real danger to local residents, many of whom are elderly. This road is a single-track lane and has no pedestrian footpath or street lighting and must therefore represent a danger to anyone using it, especially in the dark.

I believe there was an 'event' held there on Sunday 21st June which resulted in issues with cars parked on the grass verges and vehicles blocking the lane causing an obstruction and holding up vehicles trying to pass by. Had there been an emergency requiring the police, ambulance or fire service, then this could have had serious implications. All this disruption and that was just one event. It is worth noting that this was during a period of social distancing regulations and so as the area/premises was so busy, would question whether they are already not conforming to the rules in place (even when their licence is in for consideration).

Jacqui Dale

From: Marina Watkins [REDACTED]
Sent: 28 June 2020 19:16
To: Licensing
Subject: TM Reference: 225975680-01 Mr J Stevens T/A Rice Box Events

Dear Sirs,

I would like to register my objection to the above licence application that has been submitted at the premises of Bryn Morgan House, Starkey Lane, Northop, CH7 6DG.

Myself and my family did not object to the applicants when they first started selling pizzas from their home as we understood these current circumstances meant they were trying to keep their business going. However, we have now been notified that they want a licence to sell alcohol with live and taped music for the purpose of holding events at their property.

The sale of alcohol from a private house is not in keeping with the surrounding area. Starkey Lane is a narrow single-track lane with no footpaths or street lighting, as well as bends where visibility is often reduced. The selling of pizzas from Bryn Morgan has already increased the traffic along this lane, but as this was thought to be a temporary business solution, we thought the traffic would calm down.

My family live down this lane and we visit daily to see my elderly mother. She has carers visit throughout the day and they have brought to our attention the increase in traffic, and sometimes difficulty getting passed the property due to the number of cars situated outside. If a licence is granted the traffic which it will generate will be a danger to the local residents, many of whom are elderly, families with young children, horse riders, cyclists and dog walkers.

There is also an issue with noise if live music, or taped music is to be played. The lane is very quiet, and if there is noise this carries across the fields into the surrounding areas of Flint Mountain and Northop.

There are several well-established businesses within a short distance of this property in Northop and Flint Mountain. This could risk them losing business in what has already been an extremely difficult year for the hospitality trade. There is a dairy farm further up the lane from this property, and the increase in traffic, and blocking of the lane by road users parking at the property could mean that the dairy tankers could not get passed.

The location of this property will encourage underage drinking and drink driving, which could cause accidents to pedestrians and other road users alike. It could also increase antisocial behaviour, possibly leading to an increase in crime and disorder.

As the property does not have sufficient parking this could encourage people to leave their cars on the lane; blocking the lane could potentially be fatal if an ambulance or fire engine needed to get by.

Yours faithfully,

John & Marina Watkins
60 Min Awel
Flint
CH6 5TG

Jacqui Dale

From: Malcolm [REDACTED] >
Sent: 28 June 2020 17:31
To: Licensing
Subject: TM Reference: 225975680-01 Mr J Stevens T/A Rice Box Events

Dear Sirs,

I would like to register my objection to the above licence application that has been submitted at the premises of Bryn Morgan House, Starkey Lane, Northop, CH7 6DG.

Myself and my family did not object to the applicants when they first started selling pizzas from their home as we understood these current circumstances meant they were trying to keep their business going. However, we have now been notified that they want a licence to sell alcohol with live and taped music for the purpose of holding events at their property.

The sale of alcohol from a private house is not in keeping with the surrounding area. Starkey Lane is a narrow single-track lane with no footpaths or street lighting, as well as bends where visibility is often reduced. The selling of pizzas from Bryn Morgan has already increased the traffic along this lane, but as this was thought to be a temporary business solution, we thought the traffic would calm down.

If a licence is granted the increased traffic which it will generate will be a danger to the local residents, many of whom are elderly, families with young children, cyclists and dog walkers.

There is also an issue with noise if live music, or taped music is to be played. The lane is very quiet, and if there is noise this carries across the fields into the surrounding areas of Flint Mountain and Northop.

There are several well-established businesses within a short distance of this property in Northop and Flint Mountain. This could risk them losing business in what has already been an extremely difficult year for the hospitality trade.

The location of this property will encourage underage drinking and drink driving, which could cause accidents to pedestrians and other road users alike. It could also increase antisocial behaviour, possibly leading to an increase in crime and disorder. As the property does not have sufficient parking this could encourage people to leave their cars on the lane; blocking the lane could potentially be fatal if an ambulance or fire engine needed to get by.

Yours faithfully,

Malcolm Houston & on behalf of Pauline Houston
Waen Isa Cottage
Starkey Lane
Northop
CH7 6DL

Jacqui Dale

From: Louise Watkins-Albiston [REDACTED]
Sent: 28 June 2020 17:22
To: Licensing
Subject: TM Reference: 225975680-01 Mr J Stevens T/A Rice Box Events

Dear Sirs,

I would like to register my objection to the above licence application that has been submitted at the premises of Bryn Morgan House, Starkey Lane, Northop, CH7 6DG.

Myself and my family did not object to the applicants when they first started selling pizzas from their home as we understood these current circumstances meant they were trying to keep their business going. However, we have now been notified that they want a licence to sell alcohol with live and taped music for the purpose of holding events at their property.

The sale of alcohol from a private house is not in keeping with the surrounding area. Starkey Lane is a narrow single-track lane with no footpaths or street lighting, as well as bends where visibility is often reduced. The selling of pizzas from Bryn Morgan has already increased the traffic along this lane, but as this was thought to be a temporary business solution, we thought the traffic would calm down.

If a licence is granted the increased traffic which it will generate will be a danger to the local residents, many of whom are elderly, families with young children, cyclists and dog walkers.

There is also an issue with noise if live music, or taped music is to be played. The lane is very quiet, and if there is noise this carries across the fields into the surrounding areas of Flint Mountain and Northop.

There are several well-established businesses within a short distance of this property in Northop and Flint Mountain. This could risk them losing business in what has already been an extremely difficult year for the hospitality trade.

The location of this property will encourage underage drinking and drink driving, which could cause accidents to pedestrians and other road users alike. It could also increase antisocial behaviour, possibly leading to an increase in crime and disorder. As the property does not have sufficient parking this could encourage people to leave their cars on the lane; blocking the lane could potentially be fatal if an ambulance or fire engine needed to get by.

Yours faithfully,

John Albiston & Louise Watkins-Albiston
71 St Peter's Park
Northop
CH7 6YU

Dear Sir / Madam

I am writing to confirm my objection to the Alcohol and Music License proposed at Bryn Morgan, Starkey Lane, CH7 6DG. TM 225975680-01

There are some serious concerns that have already arisen from the current activity at Bryn Morgan through the food preparation and distribution business that has been operating for a number of months.

The current activities have given increase to traffic along the already narrow lanes, including delivery drivers racing up and down the roads to deliver hot food. This volume of traffic would only increase with the proposals on a road that is already congested with poor visibility throughout and very few passing places. The movements are further restricted by the farming activities, movement of animals, tractors and HGVs visiting the farms.

The location is a very rural peaceful location that allows local residents to enjoy the peace, quiet and tranquillity that they have desired. To allow noise pollution in the form of loud music 6 nights a week would be devastating to the local residents and should not be permitted. Residents should be entitled to enjoy the peaceful surroundings that they have chosen to reside in without threat of disruption 6 nights a week.

Antisocial behaviour and littering have increased due to the current activities at the premises, with people walking and driving up to the premises and discarding litter on their journey. I have personally witnessed the discarding of pizza boxes and drinks cans on the lane from customers of Bryn Morgan. This will only increase with an expansion of the business.

We also have a number of established drinking and music premises within the surrounding community, Coach and Horses, The Boot, Red Lion and Northop Cricket Club to name a few, all of which already supply the services the Bryn Morgan is proposing.

I hope that the committee can see that this is not in the interest of the local residents and community.

Kind regards,

Gareth Bithell

C/O 6 Lockwood House
27-29 Liverpool Road
Chester
CH2 1DP

28th June 2020

TM REF: 225975680-01

Mr J Stevens t/a Rice Box Events

Premises: Bryn Morgan House, Starkey Lane, Northop, Flintshire CH7 6DG

Dear Sir,

I wish to register my objection to the above planning application. We are aware that the applicants of the above address started selling pizzas from their home we had no objections to this as it served a purpose during the Covid crisis and was well supported.


However we are not in favour or support of the application to now sell alcohol and offer live and taped music for the purpose of holding weddings etc.

This is a residential area and a private dwelling and to try and hold any type of events on a regular basis is completely at odds with its location which is that of being a quiet rural area.

The lane is very popular with dog walkers, families with young children, and cyclists travelling from Flint to Northop and the increased traffic that this would deliver would inevitably increase the risk of accidents and be a danger to the local residents many of whom are elderly. This road is virtually a single track lane and has no pedestrian footpath or street lighting and therefore from a highways perspective has to represent a huge danger to anyone walking it, especially in the dark..

I understand from a friend who lives nearby that there was an 'event' held there on Sunday 21st June and there were issues with parked cars blocking the lane then delaying cars by up to 20 minutes. Had there been an emergency requiring an ambulance or fire engine, this could have caused serious implications and this was during a period of time that we are supposed to be observing social distancing rules, so in theory it shouldn't have been that busy so what would it be like without social distancing in place?

There are a number of venues in the area that can hold and support these type of events and if the applicants are inclined to want to develop a business like this I suggest that they look for a better more appropriate location that is fit for purpose or acquire something already established.


Yours Sincerely

Mr S Askey

3 Grosvenor Court

Northop

Flintshire

CH7 6EU

Jacqui Dale

From: Graham Harper [REDACTED]
Sent: 27 June 2020 10:17
To: Jacqui Dale
Subject: Re: Bryn Morgan, Starkey Lane, Northop

Thank you for your email providing information about the above application. Please will you regard this email as an objection to the application for a Music & Alcohol licence for a premises on Starkey Lane, Northop.

The basis of my objection is that as the name indicates, increased traffic on Starkey Lane would cause a threat & potential hazard to public safety. Starkey Lane is a Local Authority designated cycle route between Northop & Flint. This route was so designated because it is only suitable for light traffic serving local residents. For cyclists, it is also a link route to the National Cycle Network Route 5, which travels along the Dee estuary. Along with other people, I use the Starkey Lane cycle route to cycle to Flint Railway Station & am concerned that increased vehicular traffic, particularly in the evenings, will pose a danger to me & the many other cyclists that I meet. The route is well used by commuters using cycles. It is also one of the local places away from the National Cycle Network where families can take children to build their cycling confidence.

Please will yo advise the licensing authority of this objection to this application.

Graham Harper
Field View,
Flint Road,
Northop,
CH7 6BR
Sent from my iPad

Jacqui Dale

From: Cameron Owen [REDACTED]
Sent: 27 June 2020 16:44
To: Licensing
Subject: TM Ref 225975680-01-rice box events

Dear Sir/Madam,

I am writing to object to the above licence application.

This is a very narrow quiet country lane with only driveways to use as passing places, there are no street lights and in the evening becomes even more difficult to pass for oncoming traffic, this will be made much worse with an increase of traffic and taxis.

I think this would cause more danger to not only farmers & residents but for the locals who enjoy their healthy free daily exercise on the lane, walking, jogging, horses & cycling it is a very popular route.

I therefore think it should be declined.

Regards,
Cameron Owen.

Bryn Hyfryd,
Church Road,
Northop.
CH7 6BS.

possibility of loud music & alcohol six times a week supported by people who live outside the immediate area who are desperate to party after 3 months being told to stay home. Its absolutely crazy and if this gets passed, there's something wrong with the whole system. I wasn't going to even respond to this only neighbours knocked on the door because I just thought it was a frivolous application but.... we'll see!

Mrs Kay Young

Carleen

Pen-y-Glyn, off Northop Road

Flint Mountain - CH6 5QG

(4) Prevention of public nuisance. By the very nature of 'live' music, it is loud. The geography of the area lends itself to magnification of noise. There are properties close to the would be venue but across the field is the village of Flint Mountain, without any trees of any thickness to absorb the music, it will travel far and wide, regardless of the genre of the music itself. A tent, doesn't allow any real sound barrier and by the nature of the proposed business the music will be out and in, in that.... the tent will be open to the outside so people can move in and out. In other words, the music will be mainly outside, there will be no nullifying of the sound, other than distance and because of the lack of any natural sound barriers, the sound will travel and annoy residents in the direct immediate area but those just across the field to the village of Flint Mountain. In hot and humid conditions, people tend to have their windows and doors wide open and their whole house will be invaded by the sound of thumping music. It may well disturb their enjoyment of their own home in that, even watching the tv, could be spoilt by background noise. Those residents ill or trying to sleep could be affected by music filtering into their homes and they may well be working or going to school the next morning when that music is in the week. Music on a Friday and Saturday night will continue to 11.00 and the establishment open until 11.30. The possibility then of drunken people, still possibly drinking, passing residential properties where people are trying to sleep is unacceptable. Using gardens as public toilets, shouting, swearing, singing, fighting, in the early hours of the morning are a possibility of a weekend. It is more than the probable that people have chosen to live in a village to be away from noise and drunken behaviour, therefore it is not acceptable in a rural village to be susceptible to the noise of a town or city, where such noise and public nuisance wasn't before. If people are allowed to purchase drink and indeed food to walk home with, it is probable that the containers that food and drink were sold in, would become rubbish in the road, hedgerows and gardens of residents.

(5) Children and the elderly could be exposed to unruly behaviour hitherto not experienced - shouting, swearing and exposure to incidents fuelled by alcohol culminating in criminal damage to their property or theft. Children's sleep and wellbeing could be affected by the introduction to unsocial behaviour generated by drink.

One has complete sympathy for someone who has led a busy stressful life and now has chosen to give up their job and make their own business. It is very unfortunate that the applicant has chosen the hospitality sector at a time when the industry has suffered greatly because of Covid but there are other, more established businesses in the area that have served the local community well for many years that are suffering too. This proposed business would impede on their viability. Many of us have gardens and land that we could set up a tepee on and have a good party twice or three times a week to lift our spirits and boost our income but this is totally inappropriate for the area. Every small holding in the land, wanting to boost their income could create a similar business. This application, if granted, could start a precedent. The fact that it is an open air events style business makes it worse for those of us who live in the vicinity who just want to work and have a quiet life. I don't want to go to work and come home to hearing banging music when I'm trying to relax and hear the telly. That's clearly not fair. This business would have too much of a detrimental effect on people's lives and wellbeing within the area to support a business that will not generate anything but nuisance for the locality. I strongly oppose this application, to the point that I think regular 'rave' like events in the open air would have a financial detrimental impact on rateable properties in the area.

There has never been a 'wish' by the people of Flintshire for such a facility. It's never been highlighted as something that the people of Flintshire want or need. Therefore only residents that live within two miles of this proposed site should be heard as they are the only ones likely to be impacted by the noise and the unsocial disturbance that will come with this type of business. This is just not a case of 'not in my back yard'. This, to my mind, is a very vague request for licence. The applicant says he means something different to what the application is granting him. It's odd. You can't possibly have an open event with the

there weren't sufficient young people and their families living in the area, so with that in mind.... how can something that resembles a legalised 'rave' six days a week be something that local people would use or benefit from? The business idea seems one of festival like services resident in a village able to operate six days a week. I would suggest that this is a vexatious claim intended to upset the locality this farm/small holding is based in. The change of business use, from farm in a semi rural locality, devoid of shops or industry, is completely unacceptable in this area for so many numerous reasons that the claim has to be frivolous and vexatious.

(2) Prevention of crime and disorder. This resident festival idea, six days a week is clearly designed to attract people from outside the immediate area. It maybe that people from the nearby towns of Flint and Mold may use these activities. To get there and get back home afterwards they may resort to walking. There is no footpath from Starkey Lane beyond Pentre Hill on Flint Mountain, therefore, to walk safely home, people would need to walk down Pentre Hill, probably turning first left once within the village of Flint Mountain, passing my property and other properties in Llys Pen-y-Glyn before joining the footpath then on Northop Road A5119, down to Flint Town. With the possibility of drink in hand, as you would be able to purchase and drink off the premises too, the walking 'festival' leavers could be shouting, swearing, singing, fighting which could potentially result in criminal damage to my property, to my vehicle which is parked outside my property, theft of anything within my garden and the possibility of urinating being sick or other activities, not just on the street but within my garden. The applicant would say that his application isn't meant to encourage such behaviour but once the licence is granted this could well become the norm, especially on a Friday and Saturday night. The licence encourages people into our village late at night and this will inevitably cause crime and disorder, fuelled by drink. Who will police this? This application, as I see it, would be bad enough as a public house with the potential for music six days a week but this isn't that, this is like a festival atmosphere six days a week either in open air or under canvas. No-one is suggesting it will be Glastonbury six days a week (which is what the applicant states in his open letter, those against his licence think, giving the impression that all those who disagree with the licence being granted are over reactors, killjoys and nimbys). By the way, Glastonbury is only once a year for a few days. If this becomes an established business this could be a real problem for policing. You've seen the difficulty police have on industrial estates, where businesses, such as this, have started up legally in old warehouses, hired out to groups, where loudness of music to residents is not really an issue, (unlike here) but the devastation caused by those leaving necessitates police presence. However, this is an open air loud activity in an existing quiet residential area inbetween two villages and because this venture offers absolutely no means of abating the noise that it will generate then it is a public nuisance and a source of probable disorder. The type of proposed business and its locality means that people will have to walk two or three miles to it (Mold/Flint) or use transport. Increased traffic on this road late at night with drunken revellers going home and a very narrow footpath could possibly result in a serious RTA. The steep valley of Flint Mountain is a known dangerous road with a very narrow footpath. My garden is open plan, it is not gated, I have no doubt whatsoever, if this licence was agreed, my garden would be abused, used as a toilet, invaded by uninvited guests late at night, possibly robbed and criminal damage undertaken. It may seem like an over-reaction but when limited events have occurred at one of the existing venues around, then these things have occurred.

(3) Public Safety The location of this application is down a lane. To get to this location would require the patrons to either walk, as mentioned in (2) or drive. This location is not for the use of locals. This may encourage drink driving. Walking down poorly lit lanes at night could cause public safety issues. Using lanes and gardens for toilet facilities could also cause public safety. One presumes that the applicant has supplied suitable toileting facilities on site for the patrons bearing in mind there may not be public drainage in the area? The possibility of a serious RTA in the area with people walking, possibly drunk, poorly lit areas and very narrow if any footpaths is a real cause for concern. There have been fatalities with normal use, on this A5119 and it is noted as a dangerous road because of the valley, bends and the speed of traffic. Lorries use this road night time, as well as day.

Jacqui Dale

From: K Young [REDACTED]
Sent: 27 June 2020 16:11
To: Licensing
Subject: TM ref:225975680-01044625

Please accept this e-mail as written objection to Application 044625 - please note, it has been sent on 27/6/20, 3 days before the closing date on 30/6/20. This is an application relating to a licence for music and alcohol to be available for six days a week, with three of those six days having live music. The application is for live music IN & OUT. The 'in' as I read the application, is under canvas (a tepee), offering little if any, sound barrier at all. This in an area of no industry or shops but in 'hearing' distance of two residential villages and neighbouring residential properties. The application is also for the supply of alcohol on & off the premises. This is an excessive request for licensing on a property that had no such business operating from it before. This was a farm. It is completely inappropriate for the area and I would suggest that such a request would struggle in a town,city centre or industrial park, never mind down a country lane in between two villages. The fact that the proposed business is to sell food and drink on and off premises, regardless of what the applicant says, puts it in direct competition with pubs and hotels in the near vicinity regardless of the fact that this business will be a predominately outside activity and privately hired.

(1) I consider that, the application is so excessive from nothing to the possibility of hearing music 6 days a week 3 of those days being 'live', in a 'quiet' area and an alcohol licence, from nothing to six days a week to consume in and out of the premises that this application appears to be frivolous - as it appears beyond ridiculous and vexatious in that... if this was a genuine application for the use of licensing rights for up to 15 times a year (a claim that the applicant has made in an open letter for support) then it appears excessive to ask for as much as he has. It is a clear contradiction. Although, the applicant states up to 15 days live music, this licence if granted would allow him 156 days a year live music and 156 days with recorded music and only 52 days a year without any music whatsoever. Why not ask for a special licence every now and again if his claims are true? My guess is because he would be making applications too often, he doesn't expect to operate just 15 times a year, far from it, if he was able to drum up the business, he would operate to the licence limits. If this application were to be granted the applicant would be able to operate six days a week in the manner that he has applied for. Either the applicant has misled the readers of his open letter by stating his intentions are not as severe as the application states or he is being vexatious against his neighbours. I cannot think of a reason why anyone would apply for such an excessive licence if it weren't to deliberately upset his neighbours. There appears to be no valid business reason for such an application bearing in mind that there are in existence 7 eating and drinking establishments in the area. Four - Mountain Park, Celtic Arms, Soughton Hall & Celtic Arms all offer events and wedding facilities in buildings allowing sound retainment and all have struggled in normal times to make a living. The Red Lion which is a long established public house in Northop has struggled for the past 5 years to be a going concern and was inbetween tenants when covid temporarily closed them all down. Most of those offering events struggle outside the Christmas period. An indication that people have shown interest in the proposed business, isn't as good a test of viability as that of existing facilities. To be honest, after the lock down due to covid restrictions, anyone offering a rave up would probably achieve a lot of support. The applicant says this is for private events and weddings for example so... as a scenario - what if a group of people say from Manchester fancy a rave in North Wales? They hire this facility for a Saturday night, enjoy it so much it becomes a regular thing? Could that happen? Then what if... weddings are offered any day of the week bar Monday and the tepee gets booked twice or even three times a week, will he turn it down? What is an event? Could it simply be an event - a local band playing? Will the licence being granted allow him to operate the full six days for which it is applied. How do the licensing committee value and police 'from time to time'? It seems frivolous, bonkers to me. How will the noise and the unsocial behaviour that comes with people drinking, benefit the people who live in the area? The school in Flint Mountain struggled to attract enough children to make the school viable and it closed a few years ago now and the main reason was because the residents of Flint Mountain were mainly middle aged or retired people and

Jacqui Dale

From: Jack Davies [REDACTED]
Sent: 30 June 2020 19:03
To: Licensing
Subject: TM REF 225975680-01-RICE BOX EVENTS

Dear Sir/Madam,

I wish to register my objection to the above planning application. I hope you take the time to listen to my objection.

I live within the area and often spend my time in the local pub at Northop. I have heard from many local residents raise their concerns and feel it is right for me to send my objection and give my reasons why. I walk and jog down Starkey Lane from time to time as it is usually a quiet route for me to go down. It is a narrow lane that many people like myself use to exercise on with residential properties close by. Also, I have recently just taken up road cycling during the covid pandemic and I use the lane as a quiet place to gain confidence on the bike, especially with clip in pedals. Having to worry about cars I feel will put myself and others in danger as I knew a few others who use the lane for quiet bike rides without having to worry about cars. We have lots of local pubs and food venues close by, so I don't feel like it's necessary to create these issues when there is already lots of great local places so close by. I have a number of other reasons myself and others I know are not happy about which I will list below.

I object for the following reasons:

Traffic dangerous single-track road - increase in number of cars entering, moving along and leaving Starkey lane. Danger to walkers, the elderly, young children and cyclists as there are **no pavements and no street lighting**. **Noise pollution** in the residential area. The whole lane is residential. Noise travels across the fields, particularly if there is a wind. **No guarantee** that Mr Stevens will adhere to his promised number of events per year – they could be offered 6 days a week, every week of the year. **Unlit lane** which some 'over the alcohol limit' customers may decide to leave their cars and walk home to either Flint Mountain or Northop. This is extremely hazardous. This, apart from being dangerous, may encourage **underage drinking and antisocial behaviours**.

Thank you for reading.

Yours sincerely,

Jack Davies

Barossa, Hafod Park, Mold CH71QN

Jacqui Dale

From: Amanda Farrell [REDACTED]
Sent: 27 June 2020 13:54
To: Licensing
Subject: TM REF: 225975680-01 Mr J Stevens t/a Rice Box Events Premises: Bryn Morgan House, Starkey Lane, Northop, Flintshire CH7 6DG

Dear Sir/Madam

We have just been informed that there is a planning application to hold events at the above premises with a licenced bar.

As local residents we are concerned about the noise from such events and the impact traffic will have on the lane itself.

We think it would be risky and unwise to allow increased traffic down the lane - it is a very narrow lane and is a popular route for walkers, cyclists and horse riders (we really would prefer it remains as quiet and unspoilt as possible)

For these reasons we politely request you to not grant the license

Yours faithfully

Amanda and Mark Farrell
Cae Bach
Clos Fferm Y Waen
Flint mountain
CH6 5UX

Sent from my iPhone

Eleanor Abbott
Trem-Y-Foel
Sychdyn
CH76HA

TM REF 225975680-01 Application for music and alcohol licence at Bryn Morgan, Starkey Lane

I am writing to object to the application to hold events at Bryn Morgan, Starkey Lane. This is on the grounds that:

- **It is not suited to this location as Starkey Lane is a single track lane with very few passing places. This is certainly not a place for activities that require planning applications, which will result in a huge increase in traffic which poses a risk to public safety. This is a very popular walking route and a designated cycle route. The increased volume of traffic would exacerbate the risk to people taking a stroll or cycle along this rural lane.**
- **There has been several criminal break ins / thefts along the lane in recent years. To introduce a venue that will sell alcohol could lead to an increase in antisocial behaviour which would cause public nuisance to the many elderly residents**
- **The proposed 6 nights of live music would be ill-fitting and also cause public nuisance. Especially as noise travels far in a rural area.**
- **We have seen an increase footfall on the rural lane since Bryn Morgan started selling Pizzas. This has made it difficult to pass safely with large machinery on a single track road. Especially when 6 cars are parked up the banks and people waiting to be allowed onto the site to get their Pizzas!**
- **This will have an adverse effect on local pubs, which are already struggling to stay open (Red Lion)**
- **In addition it will have an affect the wildlife due to the loud noise 6 nights a week (as proposed.) This is heart breaking as two farms along Starkey Lane have spent years maintaining bird boxes, hedgerows and following government schemes to promote and protect biodiversity. Furthermore, Mr Hodgkinson (Ty'n-y-Coed Farm) runs 150-acre award winning organic holding. The noise travelling from Bryn Morgan's proposal could jeopardise his years of hard work to maintain the natural balance on his land.**

I hope you consider these points and come to the conclusion that this application is absurd and not suited to this peaceful

Yours sincerely,

Eleanor Abbott

.....

Bryn Canol
Starkey Lane
Northop
CH76DL

TM REF 225975680-01 Application for music and alcohol licence at Bryn Morgan, Starkey Lane

I am writing to object to the application to hold events at Bryn Morgan, Starkey Lane. This is on the grounds that:

- It not suited to this location and would cause great loss to this peaceful lane.
- It would increase the traffic
- Increase litter
- Increase footfall on the rural lane
- Affect local pubs which are already struggling to stay open (Red Lion)
- Upset local elderly residents who have moved here for peace
- Obstruct local farms if traffic increases
- Create noise pollution
- Affect the wildlife due to the loud noise 6 nights a week as proposed

I hope you consider these points and come to the conclusion that this application is ill-suited and inappropriate in this rural community.

Yours sincerely


.....



Margaret Barnes

a deer sighting and it is a nesting ground for birds. Allowing live music to take place 6 nights a week directly next to these fields would totally destroy the well balanced food web. Noise travels far and wide here. The local residents would have to endure **noise pollution** on a regular basis. Moreover, how this will affect the herds of cows and flocks of sheep which are farmed in the surrounding location? People choose to live in the countryside for a peace, tranquillity and beautiful views and not to open up a live music venue where there is no market for one.

I really don't see the need for this application to be passed when the business is portable and can go to their venues across the area rather than destroying another, which it was doing successfully in the local area before lockdown.

I really hope you see that this planning application is absurd, inappropriate and not needed in this rural location. Further to this, on the 19th June a festival sized Teepee was constructed along with a smaller gazebo and several portable public toilets. This appears to be ready for a sizable event long before the planning application has closed or even been considered, and before any Welsh lockdown rules have been eased. We find it totally inappropriate that Bryn Morgan have continued to exploit these difficult times for their financial gain; especially as our community on Starkey Lane have followed government guidelines and still suffered great loss during this time.

Thank you for your time,

Megan Jones

Bryn Isaf
Starkey Lane
Northop
CH76DL


20.6.2020

TM REF 225975680-01 Application for music and alcohol licence at Bryn Morgan, Starkey Lane

I am writing to **object to the unsuitable application** to our quiet, peaceful rural community. This lane is known for its natural beauty, people walk regularly to escape from normal pressures of a stressful life.

To find out someone wants to destroy this idyllic landscape shocks me.

I have listed the reasons below:

1. Bryn Morgan has been selling pizzas from the residential property since the start lockdown at a rate of 500 a week which was bragged across social media and to the local neighbours. This increased our traffic on Starkey Lane which, as a result has increased the litter and cars up the lane late of an evening. This has caused **public nuisance** and prevented farm vehicles getting past with 6 cars park on the side of the lane (reported last week). This poses a **threat to public safety**.
2. This is a busy rural road; access is required for three rural farms with one needing access for a milk collection daily. Where will these visitors park? If this is to become a venue, how will this property fit more than five cars on their current driveway? Cars will end up parking at the sides of the road obstructing access to any one of the three farms. In addition, farm vehicles, lorry's and delivery vans need access on this road 24 hours a day, if there is not sufficient space for parking on site, this could lead to further obstructions on the lane. Furthermore this **could become a hazard** if people who have been drinking on site wander off onto the lane and therefore an **issue of public safety**.
3. We have a tight knit community here. We also have many elderly residents who are concentrated around Bryn Morgan. The idea of having live music 6 nights a week until 23:00pm is ludicrous and totally ill-suited to this location and would cause a huge **public nuisance**. Not to mention the three local pubs in the village (Red Lion- which has struggled to stay open), The Boot and Northop Cricket club. There is also the Coach and Horses equally close in Flint Mountain. Why on earth would we need another public house within a mile of four establishments?
4. Behind Bryn Morgan are beautiful rolling fields, full of biodiversity. There is a family of hares which have lived across these five fields for many years. There has also been

Grand View
Lon Y Gog
Northop
CH7 6DN

23rd June 2020

Dear Sir,

I am writing to register my objection to planning application TM REF 225975680 -01 for a liquor and music licence on a property in Starkey lane, Northop.

Starkey Lane is a narrow single track rural lane used by young families and for exercise by dog walkers and cyclists. It is totally unsuitable for a development such as this as the increased traffic could cause a danger to young children and animals.

I understand that at a recent activity at the premises, cars were parked on both sides of the lane causing a traffic holdup lasting several minutes. This could have had severe consequences had it been emergency services trying to get down this single track lane.

The local area is already well served by places for entertainment, alcoholic drinks and food (Coach & Horses, Northop CC, Boot Inn and Red Lion) and to site premises like this in such an area with live and taped music is also likely to cause a noise nuisance to local residents.

I think this application should be refused.

Yours faithfully

Dave Hughes.



7, Lawnt y Pentre
Flint Mountain
Flint
Flintshire
CH6 5UN

22nd June 2020

Ref: 225975680-01 Bryn Morgan House, Starkey Lane, Northop.

I object to the following music and alcohol licence being granted on several grounds: -

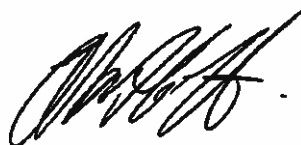
- **Noise.** Currently we get noise pollution from Highfield Hall and Soughton Hall venues when they have outdoor events which frequently include the like of hog roasts and fireworks. Both these venues are considerably further away. Therefore, I would expect considerably higher levels of noise pollution particularly if external live bands are allowed from a venue just a few fields from our property.
- **Access and Egress.** The two means of accessing and egressing the proposed venue are narrow single carriage way lanes (Allt-Goch Lane and Starkey Lane) not designed for high traffic flows. This combines with three operational farms who need to bring farm equipment in and out of these Lanes. A Functions Venue that will dramatically increase traffic flow and is likely to cause considerable congestion and potential for accidents. Those of us who currently enjoy walking along these lanes, would find it near impossible to continue with such recreational activities. There are no means of avoiding traffic as the lane are narrow and the sides are ditched for drainage.
- **Pollution.** I would expect an increase in nuisance type pollution in addition to noise to residents, smoke from bonfires, Hog roasts and wood fired pizza ovens. Plus, a general increase in litter, risk of antisocial behaviour fuelled by excess consumption of alcohol, and erosion of lane sides as cars try to pass.

In addition, the area already has many function venues within a few miles Highfield hall, Mountain Park Hotel, Northop Hall Hotel, Celtic Arms, The Boot, Red Lion and Northop Cricket club, Holiday Inn and Soughton Hall. Does the area really need another functions venue and one where the access is poor, services may struggle to cope, and the rural tranquillity will be permanently destroyed.

Your Sincerely



Mr & Mrs Holt



Coed y Bryn
Starkey Lane
Northop
Flintshire
CH7 6DL

24/6/2020

Flintshire County Council Licensing Section
County Hall
Mold
Flintshire
CH7 6NF

RE: T/M 225975680 – 010044625 BRYN MORGAN STARKEY LANE NORTHOP CH7 6DG – LICENCE APPLICATION

I am writing in objection to the above application for a licence on the grounds:

1. The prevention of public nuisance – noise
2. Public Safety -- Increase vehicles on narrow residential lane, parking
3. Prevention of Crime & Disorder - Drunkenness, rowdiness, litter, disturbance to residents of the lane, harm to natural habitat and wildlife
4. The protection of children from harm – Increased vehicles on narrow lane increasing the vulnerability of families walking, pushchairs, children on bikes – a regular occurrence on the lane. Horse riders and their children.

Bryn Morgan is a residential home not a commercial venue. The occupier has been operating a Pizza takeaway service from Bryn Morgan right through lockdown, it beggers belief if he indeed has the licence to operate a food outlet from a residential address at a rate of 500 in a good week and 350 over last weekend, he boasts.

I seriously think this is the most inappropriate venue to host such an outlet. Starkey Lane is a rare beautiful country lane and should remain so.

Richard G Jones



The resident at Bryn Morgan has not only been operating Pizza takeaway service from here, taking full advantage of the lockdown by causing an increase in traffic and boasting that he sold 500 pizza in a week. Does he have a commercial licence to operate such a service from a Domestic Dwelling? He then erected a large Teepee in the grounds boasting a Father Day Special event, come and indulge in Pizza and yes a new addition an Ice cream machine to catch all the walkers. We were still on restricted lockdown but obviously this doesn't relate to him. We as a family have experience the loss of a loved one to the dreaded Covid19 virus, so the added volume of unnecessary traffic to pick up takeaways to line his own pocket has caused concern. He already caused a traffic nuisance last weekend; with cars parked either side of the property on the lane and no one could move for quite some time let alone get through! No decision has been approved but it is blatantly obvious he does what he likes, rules or no rules.

The safety and wellbeing of our residents and our families is paramount as is the safety of our employees, walkers, cyclist, joggers, horse riders, families with pushchairs, dog walkers and not forgetting our neighbouring 2 family farms who have operated for a number of generations.

So we please ask you to seriously reject this application to preserve our heritage, the beautiful picturesque lane, resident's safety and wellbeing, wildlife and livestock.



Kevin & Ann Jones
Bryn Mawr-Farm & Coed Y Bryn
23rd June 2020

Jacqui Dale

From: Steve williams [REDACTED]
Sent: 29 June 2020 11:12
To: Licensing
Subject: TM REF 225975680 -01 Mr Stevens - Bryn Morgan House Starkey Lane Northop CH7 6DG

Dear Sir/Madam

I ask for the committee to reject this application, there is only one field dividing us from this event tent and I have clear view of it from my back garden. There will be absolutely no doubt that when live music and a crowds drinking alcohol will be able to be heard at my house. We will be able to hear live or recorded music and people drinking alcohol laughing etc. This would be nothing but a public nuisance and distressing to the family. I have concern that of safety and crime to us. Litter will be more when people decide to walk home and broken glass on the lane where families walk with children and I myself with the dog. The lane itself is not built to cope with increase in traffic, people not used to the lane are unaware of the blind bends and drive much faster and its a danger to not only drivers but the public walking. FCC have put up signs in recent years to make it a cycle route and I myself cycle regularly and its nice to see others on the route keeping fit and safe, lots of "more mature" people use the lane as a cycle route as its quiet for them to do so but the increase in traffic and speed would ruin this and increase the danger to us all.

In summary I feel the increase of traffic and speed is dangerous, the live music and people fuelled with alcohol to be a public nuisance and sometimes this could lead to criminal activity, break ins and more litter. Please stop this from going ahead and keep Starkey Lane Safe!

Steve Williams
Appleton House
Starkey Lane
Northop
CH7 6DG

Kare

Regards
Steve

Jacqui Dale

From: karen williams [REDACTED]
Sent: 29 June 2020 10:57
To: Licensing
Subject: TM REF 225975680 -01 Mr Stevens - Bryn Morgan House Starkey Lane Northop CH7 6DG

Dear Sir/Madam

I am a resident of Starkey Lane and can see this structure from my back garden, there is one field dividing us and there will be absolutely no doubt that when live music and a crowd drinking alcohol will be able to be heard at my house. For example if a party was held on a Friday evening and alcohol being served until 11pm they would not leave until approx midnight, in hot weather we would have bedroom windows open yet my youngest son gets up for work at 6am on a Saturday morning. This would be nothing but a public nuisance and distressing to the family. I have concern that people may take short cuts across the field late at night and could cause public disorder. We have already had delays caused getting through the lane because of parked cars and if the emergency services would have needed to get through these minutes could count, we have several elderly residents. The lane itself is not built to cope with increase in traffic, people not used to the lane are unaware of the blind bends and drive much faster and its a danger to not only drivers but the public walking. FCC have put up signs in recent years to make it a cycle route and I myself walk my dog past this house daily but recently I have changed my route in the evening as with all the increased traffic I no longer feel as safe.

I therefore ask the committee to reject this application and keep Starkey Lane Safe!

Karen Williams
Appleton House
Starkey Lane
Northop
CH7 6DG

Jacqui Dale

From: Evan Williams [REDACTED]
Sent: 29 June 2020 13:29
To: Licensing
Subject: TM REF: 225975680-01 Mr J Stevens t/a Rice Box Events Premises: Bryn Morgan House, Starkey Lane, Northop, Flintshire, CH7 6DG

Dear Sir/Madam

I wish to object to the above application.

I live close to Bryn Morgan and can see this from my garden and bedroom window. I have no doubt I will be able to hear live bands and recorded music and consider it to be a public nuisance of noise during the day and late at night from my bedroom and garden.

The increase in traffic is a danger to not only the residents but for all the locals who use it for walking with children, jogging and cycling. I am a keen cyclist myself and know how dangerous the lane can get with even the slightest increases in traffic. Drivers not used to Starkey Lanes single track and the many blind bends can easily knock a child or a dog in the lane, it will be very dangerous to have such an increase in the volume of traffic and being off the main road could tempt someone to drive back down to Flint after having a few glasses of wine.

People may walk with bottles or glasses home if they are local to the area and cause danger to pets and children if broken glass is found or even punctures in cars & bicycles causing further accidents. Criminal activity can sometimes happen when alcohol is involved and overall I think our safety in Starkey Lane will be reduced dramatically as who knows where this will stop.

I think traffic issues will be dangerous, Live/recorded music is a public nuisance and criminal activity and safety concerns will be raised.

PLEASE SAY NO!

EVAN WILLIAMS
APPLETON HOUSE
STARKEY LANE
NORTHOP
CH7 6DG

Jacqui Dale

From: Northop Clerk [REDACTED]
Sent: 29 June 2020 14:54
To: Licensing; Jacqui Dale
Subject: OPEN APPLICATION 044625 BRYN MORGAN HOUSE, STRAKEY LANE, NORTHOP

**Open Application 044625 for New premises License
Bryn Morgan House, Starkey Lane, Northop, Flintshire CH7 6DG**

I am writing on behalf of Northop Community Council regarding the above license application. Councillors have been contacted by several local residents raising their concerns and objections regarding the above application and the Community Council itself, has a number of objections to the alcohol and music license application.

It is felt that the location for such a venue, selling alcohol and playing live or recorded music late into the evening, is entirely inappropriate. Access to Bryn Morgan House is down a narrow single track lane and car parking facilities are limited. The application is out of character for a residential property, set in an open countryside location and Councillors are concerned regarding the need to safeguard the peaceful location.

Regarding the matter of public nuisance, Northop Community Council are concerned that the location appears to be entirely inappropriate for such an operation, intending to have performances of live music and play recorded music on six evenings up until 11pm. The noise pollution will have a significant impact on those residents living adjacent to Bryn Morgan House and the surrounding area and it is also felt that being sited in quiet countryside, the sound of live and recorded music is likely to carry a significant distance further. Councillors are concerned regarding the effect upon the local residents in terms of noise and disruption, especially as the application requests the performance of live music three evenings a week and recorded music six evenings a week.

Councillors feel that the sale of alcohol for consumption on or off the premises, is also a cause for concern and depending on the intended scale of the operation, may very well constitute a public nuisance and undermine the need to maintain public safety. It also raises concerns regarding the risk of underage drinking and may therefore undermine the need to ensure the wellbeing of young adults and protect them from harm.

Members feel that the granting of this license would also undermine public safety, as the site is located down a narrow single track lane. Depending on the scale of the intended operation, the track will see a significant increase in numbers of vehicles which could potentially lead to road safety issues, given the nature of the access to the property and the fact that many vehicles will be using the single track late of an evening. There is likely to be increased noise pollution and disruption to those residents living in close proximity to Bryn Morgan House, in terms of traffic going to and from the venue at various times throughout the evenings up until 11.30pm.

There is concern also that other relevant planning consents do not appear to be in place. It is unclear exactly what the nature of the operation is, particularly bearing in mind the latest development that several teepees have been erected on site. This would suggest that there maybe plans for an intensification of use and of outdoor events at this site on a permanent basis and members feel that this would be inappropriate. If the application is permitted, members feel that a precedent will then be set which could lead to further similar applications being made in the Northop and Sychdyn areas.

Yours Sincerely,
Sue Lovell

Clerk/RFO to Northop Community Council

Tudalen 148

Jacqui Dale

From: Northop Clerk [REDACTED]
Sent: 29 June 2020 17:10
To: Licensing; Jacqui Dale
Subject: OPEN APPLICATION 044625 BRYN MORGAN HOUSE, STARKEY LANE, NORTHOP

**Open Application 044625 New Premises License
Bryn Morgan House, Starkey Lane, Northop CH7 6DG**

I emailed over representations from Northop Community Council this afternoon and omitted to include an address. Please see details below for your information:

Mrs Sue Lovell,
Clerk to Northop Community Council,
c/o Ivy House,
Fron Park Road,
Holywell,
Flintshire
CH8 7UT

Kind Regards,
Sue Lovell

Clerk/RFo to Northop Community Council



Bryn Afon,
Waen Isa,
Northop,
Flintshire,
CH7 6DL


24th June 2020

Chief Officer (Planning, Environmental & Economy)
Flintshire County Council,
County Hall,
Mold,
Flintshire,
CH7 6NF

Ref: Mr J Stevens t/a Rice Box Events - Application For Alcohol, Live & Recorded Music at Bryn Morgan House, Starkey Lane, Northop, CH7 6DG – Ref: 225975680-01

Dear Sir, Madam,

I wish to object in the strongest possible terms to the planning application for the retail sale of alcohol, regulated entertainment inside and out, including live and recorded music at Bryn Morgan House, Starkey Lane, Northop, Flintshire which has been lodged by Mr J Stevens under the TM Ref 225975680-01.

I base my objections on the following principal concerns:-

1. The application for the retail sale of alcohol, regulated entertainment plus live and recorded music is completely out of character with the surrounding area, as Bryn Morgan House is situated in a very rural location surrounded by farmland;
2. The retail sale of alcohol on and off the premises and provision of regulated entertainment is likely to increase the volume of traffic in what is already a very narrow lane and increase the risk of accidents occurring, particularly endangering pedestrians;
3. The retail sale of alcohol is likely encourage antisocial behaviour and create extra litter, which would have a significant detrimental impact on the area and the lives of those living in the surrounding area to Bryn Morgan House.

Trusting my objections will be duly noted in the council's consideration of the application.

Yours Faithfully

A handwritten signature in black ink, appearing to read 'John Fry'.

Mr John Fry

Bryn Afon,
Waen Isa,
Northop,
Flintshire,
CH7 6DL

24th June 2020

Chief Officer (Planning, Environmental & Economy)
Flintshire County Council,
County Hall,
Mold,
Flintshire,
CH7 6NF

Ref: Mr J Stevens t/a Rice Box Events - Application For Alcohol, Live & Recorded Music at Bryn Morgan House, Starkey Lane, Northop, CH7 6DG – Ref: 225975680-01

Dear Sir, Madam,

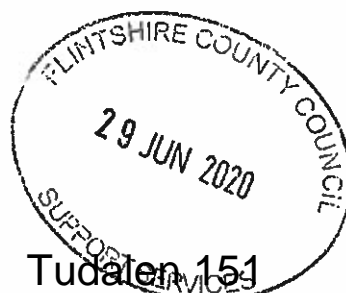
I wish to object in the strongest possible terms to the planning application for the retail sale of alcohol, regulated entertainment inside and out, including live and recorded music at Bryn Morgan House, Starkey Lane, Northop, Flintshire, which has been lodged by Mr J Stevens under the TM Ref 225975680-01.

I base my objections on the following principal concerns:-

1. The retail sale of alcohol on and off the premises and provision of regulated entertainment is likely to increase the volume of traffic in what is already a very narrow lane with few passing places. Also there are three farms in the area, one of which is a dairy farm and has regular milk collections twice a day which could potentially be disrupted;
2. The retail sale of alcohol is likely encourage antisocial behaviour and create extra litter, which will potentially have a significant detrimental impact on the area and on the 'quality of life' for those living near to Bryn Morgan House;
3. The application for the retail sale of alcohol, regulated entertainment, plus live and recorded music is completely out of character with the surrounding area, as Bryn Morgan House is situated in a very rural location surrounded by farmland;
4. The application is unnecessary as there are already premises within a short distance which are licenced for the sale of alcohol such as 'The 'Boot', Northop Cricket Club and 'Coach and Horses' etc.

Trusting my objections will be duly noted in the council's consideration of the application.
Yours Faithfully


Mrs Collette Fry



12 Royal Drive
Flint
CH6 5YA

24th June 2020



Dear Sir,

TM REF: 225975680-01

Mr J Stevens t/a Rice Box Events Premises:

Bryn Morgan House, Starkey Lane, Northop, Flintshire CH7 6DG

I wish to register my objection to the above planning application. Starkey Lane is a popular area for walkers, cyclists and families with young children. If this application was successful, the increased amount of traffic that would ensue will, without doubt, become a public nuisance.

The property is not suitable for parking more than 4 or 5 cars and is situated on a bend in a narrow winding lane with few, if any, suitable passing places. As they are already selling pizzas from the property, there have been several incidents where parked cars have blocked the lane for a considerable time, causing delays to anyone trying to get past. If an Ambulance or Fire Engine needed to get down in an emergency, this could cause a life threatening incident.

There are already several licenced premises in the vicinity, but if this licence were to be agreed, I think it would become a magnet for underage children which would lead to problems with antisocial disorder/behaviour and increased criminal activity in the area.

Finally, I object because the noise/music which would ensue from the property will travel across the fields to the surrounding areas and cause distress to local residents many of whom are elderly.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Zoe Smith', written over a horizontal line.

Zoe Smith

15 Enterprise House
Aber Road
Flint
CH6 5EX

Dear Sir,

TM REF 225975680 -01

Mr Stevens Bryn Morgan House Starkey Lane Northop CH7 6DG

I am writing to object to the above application for a music/alcohol licence as follows:-

The property is a private house situated on a quiet country single track lane which has no street lighting and few safe passing places. If this licence was granted it would encourage a huge increase in the amount of cars which will have a knock on effect on the safety of cyclists, people walking down the lane with their young children and/or pets etc.

I understood the owners are currently only selling Pizzas from the premises because of the effect the coronavirus restrictions has had on their usual business, which I had no objections to because it was, presumably, for a limited time. However, it seems they now want to extend this into a permanent business for parties/ weddings etc., and I strongly object to these premises becoming a permanent business of this nature as this will inevitably generate noise and become a public nuisance distressing the local, mainly elderly, residents.

Selling alcohol from a residential property down a narrow lane, will also encourage underage drinking which will inevitably lead to more criminal activities and disorder in the area.

Yours faithfully



Sean Keane





Gwel Hyfryd
Pentre Hill
Flint Mountain
Flint
Flintshire
CH6 5QN

27th June 2020

Chief Officer (Planning, Environment and Economy)
Flintshire County Council
County Hall
CH7 6NF

Dear Sir

Music and Alcohol Licence, Bryn Morgan, Starkey Lane, Northop
TM Ref : 225975680-01

I object to the application for a music and alcohol licence at 'Bryn Morgan House', Starkey Lane.

I am resident of Flint Mountain. It is a quiet and peaceful village at present and I strongly object to the noise intrusion that would result from the music.

The area is already well served by the fairly close establishments at the

- (i) Coach and Horses in Flint Mountain
- (ii) The Boot in Northop
- (iii) Red Lion in Northop
- (iv) Northop Cricket Club

Yours faithfully

A handwritten signature in black ink, appearing to read 'Alun Evans', with a horizontal line underneath.

Alun Evans (Mr)

Gwel Hyfryd
Pentre Hill
Flint Mountain
Flint
Flintshire
CH6 5QN

27th June 2020

Chief Officer (Planning, Environment and Economy)
Flintshire County Council
County Hall
CH7 6NF



Dear Sir

Music and Alcohol Licence, Bryn Morgan, Starkey Lane, Northop
TM Ref : 225975680-01

I object to the application for a music and alcohol licence at 'Bryn Morgan House', Starkey Lane, Northop.

I am a long standing resident of Flint Mountain. Flint Mountain is a quiet and peaceful village at present, so I strongly object to the noise intrusion that would result from the music.

The area is already well served by the fairly close alcohol licensed premises at the

- (i) Coach and Horses in Flint Mountain
- (ii) Three alcohol licensed premises in Northop

Yours faithfully

A handwritten signature in black ink, appearing to read 'MH Evans'.

Mary Hilary Evans (Mrs)



33 Llys Y Wern
SYCHDYN
CH7 6YY

24th June 2020

Dear Sir,

TM REF 225975680 -01

Mr Stevens - Bryn Morgan House Starkey Lane Northop CH7 6DG

I am writing to object to the above proposal. My main concern is the effect of loud music on the quality of life for residents. Sound travels easily over empty fields and properties within at least a one mile radius of the premises would be affected.

Also, it seems a very strange idea to sell alcohol from a small private house. Young people from local towns and villages would soon be attracted to the area inevitably creating more noise and anti-social behaviour.

The property is situated on a bend in a narrow lane and the increased traffic would make it unsafe for the many walkers, joggers and young families to use. The lane is also part of the National Cycle Network.

Finally, activities that include live or taped music together with a number of people consuming alcohol is certainly not appropriate at any time of the day or night in private premises and will surely increase the likelihood of being a public nuisance as well as the risk of criminal behaviour.

Yours faithfully

A handwritten signature in black ink that reads 'DWilliams'.

Diane Williams

TM Ref: 225975680-01

29/06/2020
Felicity Hodgkinson
Wern Hall Lodge
Starkey lane
Northop
CH7 6DG

Chief Officer
(Planning, Environment & Economy)
Flintshire County Council
County Hall
Mold
CH7 6NF

Delivered via Email

Dear Sirs

RE Music and Alcohol – Mr J Stevens t/a Rice Box Events, Bryn Morgan, Starkey Lane

Open application 044625 which is a New Application for Premises Licence

I would like to fully object to the Music and Alcohol Licence application submitted by the above applicant on the following grounds:

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The farming community use the lane past the proposed site daily with large agricultural machinery and milk tankers. In most places it is not possible to pass these vast vehicles, so additional traffic to the vicinity will have a dangerous impact on working farms and to potential patrons of the venue alike.

- Large delivery vehicles could have problems accessing the site, therefore stopping on the lane, restricting the flow of traffic.

- There is no Highway lighting on Starkey Lane and Coed Onn Road, there is a risk to users of the site who walk down the lanes to Flint, there is no designated pavement along any of the lanes, some of which have narrow grass verges and deep ditches.
- There is a risk of users driving home after drinking alcohol choosing the single-track lane leading to Coed Onn Road rather than the main road. Again unlit, narrow and winding.
- There is no public transport route past the site, therefore increasing use of the lane by private transport and taxis.
- It was reported that the fire hydrant points were not fit for purpose down the lanes after the last call out, we are not aware of any upgrade taking place, this can reduce safety on site with a tent structure and large numbers of people.
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- The lanes are frequently used by pedestrians and equestrian users, increase in traffic and taxis will cause unsafe situations.

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Under the terms of the Disability Discrimination Act 1995, can they provide permanent solid access within and around the site and facilities for all users including visually or physically impaired? This is not a temporary use of a field for an event it is a planned commercial venture.

The prevention of public nuisance

- **Anti-social behaviour** – the lanes already attract littering and use of drugs as there are a number of quiet pull-ins along the lanes and subsidiary lanes, a public house/beer garden providing takeaway food in the immediate area could only increase this use. Fly tipping in Flint Mountain and Coed Onn Road has been reported on many occasions along with Local residents removing litter from the subsidiary lanes themselves.
- **Noise** - the Tipi tent, which is already constructed without consent, will not provide any sound proofing for recorded or live music. It is an elevated site which would allow sound to travel over fields to the many rural properties and the row of houses in Flint Mountain which includes two places of worship, one of which is used on a very regular basis through the day and evening. There is no way to soundproof the structure erected. This will cause disturbance to residents in the area, some of which are elderly and others with very young families.
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Once the above venues reopen after lockdown there is enough commercial demand to supply the local economy.

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There will be an impact on lives of those who live and work in the vicinity, the three working farms and numerous small holdings who travel up and down with agricultural vehicles may find the increased use of the lanes difficult to safely work around.

They have currently been running the site informally throughout lockdown using a booking system (which has been reported to Planning Enforcement) to allow social distancing, this cannot be compared to the future running of the site which will allow users to turn up at any time during opening hours. They currently have control over the site, once lock down ends and they proposed to open to the public fully there is no control over the access and egress from the site or number of users at anyone time or thought of intoxicated users leaving the site via the unsuitable unlit lanes.

In addition, as previously mentioned, there are a large number of cyclists and pedestrians (including parents with pushchairs) using the lanes. The introduction of additional traffic, potentially affected by alcohol, poses a very real and dangerous risk of injury through careless driving.

Although this point does not sit within the four licensing objectives, this activity will have an adverse impact on local residents, by causing unanticipated disorder or a public nuisance due to a change in the manner in which the business is conducted from small holding to Public House/Beer Garden.

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Your faithfully,

Felix Hodgkinson

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Objection to Licensing Application # 044625

We wish to place an objection to above license application at Bryn Morgan House, Starkey Lane, CH76DG.

A] On the prevention of crime and disorder, everyone is aware that ingestion of alcohol causes loss of inhibitions, add illegal substances to the mix and trouble follows, be it fights, rapes or domestic abuse. We are concerned at what safe guards will be put in place?

B] The promotion of public safety, in normal times it would be drunk/drugged drivers and drunk/drugged walkers coming from the property down a narrow lane with poor lighting and poor passing places, try it after heavy rain fall it is even worse.

Many families walk and bike ride along the lane not to mention the dog walkers and the runners.

In Covid-19 times my concerns double due to loss of inhibitions, will the clients keep to social distancing, look at Ogmores beach, common sense in groups goes out the window.

I know this is an outside venue but the virus can still be passed on when rules are broken. Will there be a cap on numbers that can attend the site?

Does the site have enough security to police social distancing?

Will toilets that are provided be cleaned every 20mins, as well as hand sanitisers available around the site. Since clients can come from outside the local area, this could lead to a Covid 19 hot spot?

C] The prevention of public nuisance, concerned that all vehicles coming to the site are parked on site, not on the lane causing a nuisance and blockage. That drunk walkers do not become a danger to themselves or passing vehicles or pedestrians and that they do not cause a nuisance to Flint Mountain residents.

We are concerned about the level of sound be it recorded or live music, to be produced and the number of days a week this will occur.

D] On protection of children I know the council places protection requirements on the license.

I would ask the you consider the sound level, the safety of those pedestrian children on the lane.

And in these difficult times the children's safety from Covid 19.

We understand that the applicant is looking to change his business at his residential address in these difficult times, but asking for opening times for six days a week appears excessive.

I would remind the License Board that we already have a pub in Flint Mountain and Northop, and an outdoor/indoor venue in Northop Hall Hotel, all struggling in these difficult times, do we really need another venue?

7
Yours Respectfully

F.E.Jones and M J Jones
1 St Thomas Court,
Flint Mountain
CH65SL

Jacqui Dale

From: Licensing
Sent: 30 June 2020 11:51
To: Jacqui Dale
Subject: FW: TM REF: 225975680-01 Mr J Stevens t/a Rice Box Events Premises: Bryn Morgan House, Starkey Lane, Northop, Flintshire, CH7 6DG

From: Ryan Williams [REDACTED]
Sent: 29 June 2020 17:48
To: Licensing <Licensing@flintshire.gov.uk>
Subject: TM REF: 225975680-01 Mr J Stevens t/a Rice Box Events Premises: Bryn Morgan House, Starkey Lane, Northop, Flintshire, CH7 6DG

Dear Sir/Madam

I would ask for this application to be refused.

I am a resident of Starkey Lane and can see this structure from my bedroom, there is one field dividing us and there will be absolutely no doubt that when live music and a crowd drinking alcohol will be able to be heard from my bedroom. For example if a party was held on a Friday evening and alcohol being served until 11pm they would not leave until approx midnight, I would have my bedroom windows open in hot weather and sound travels and I have to get up for work at 6am on a Saturday morning. This would be nothing but a public nuisance and distressing. I also have concern that people may take short cuts across the field late at night and could cause public disorder. The lane itself has already become busier and its not built to cope with increase in traffic, people not used to the lane are unaware of the blind bends and drive much faster and I find it very dangerous. FCC have put up signs in recent years to make it a cycle route and I myself jog and walk my dog and see lots of other walkers and joggers but I think with all the increase in traffic its very dangerous. Its a public nuisance having noisy music and fuelled with alcohol could lead to an increase in crime and litter.

I therefore ask the committee to reject this application and keep Starkey Lane Safe!

Ryan Williams
Appleton House
Starkey Lane
Northop
CH7 6DG

TM Ref: 225975680-01

29/06/2020
John Hodgkinson
Wern Hall Lodge
Starkey lane
Northop
CH7 6DG

Chief Officer
(Planning, Environment & Economy)
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County Hall
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John Hodgkinson



TM Ref: 225975680-01

Chief Officer
(Planning, Environment & Economy)
Flintshire County Council
County Hall
Mold
CH7 6NF

Mr J T Jones & Mrs C Jones
Llwyn Onn Farm
Coed Onn Road
Flint
CH6 5QE
28th June 2020

Hand delivered and by Email

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- The Red Lion, Northop (which stood empty for some time due to lack of interest)
- The Boot, Northop
- The Celtic Arms, Northop
- Cricket Club, Northop
- The Coach & Horses, Flint Mountain which supplies exactly same products as Rice Box Events propose
- The Mountain Park Hotel, Flint Mountain, which has a current event licence for weddings and parties
- The Mill Tavern, Flint
- The Cross Keys, Sychdyn
- Northop Hall has two rural country house event locations and three local pubs and a cricket club.

Once the above venues reopen after lockdown there is enough commercial demand to supply the local economy.

There is no economic benefit to the immediate locality if this venue opens, all surrounding properties are farms, small holdings or rural residential dwellings. It would not bring an economy to the area for anyone other than themselves and it would not encourage other businesses to open up in the immediate vicinity.

Additional Information:

There will be an impact on lives of those who live and work in the vicinity, the three working farms and numerous small holdings who travel up and down with agricultural vehicles may find the increased use of the lanes difficult to safely work around.

They have currently been running the site informally throughout lockdown using a booking system (which has been reported to Planning Enforcement) to allow social distancing, this cannot be compared to the future running of the site which will allow users to turn up at any time during opening hours. They currently have control over the site, once lockdown ends and they proposed to open to the public fully there is no control over the access and egress from the site or number of users at any time or thought of intoxicated users leaving the site via the unsuitable unlit lanes.

Although this point does not sit within the four licensing objectives, this activity will have an adverse impact on local residents, by causing unanticipated disorder or a public nuisance due to a change in the manner in which the business is conducted from small holding to Public House/Beer Garden.

Their Facebook page recently stated they were a Party Venue, firstly this was stated before anything has been granted and secondly this does not fit in with the image they are now portraying whilst trying to secure their licence.

This is not a one-off event application, it is a permanent use with nuisance not 3 days of a year similar to a festival or show, but 6 days a week, all year round to local farm businesses, farm users and residents.

We perceive the current support the venture is receiving will dramatically reduce once the numerous local pubs, which are within walking distance of large residential areas open.

I would also ask if all the people supporting the new venture and have used it are living within a five-mile radius of the property which is the maximum distance we may travel in current times.

Your faithfully,

A handwritten signature in black ink, appearing to read 'C Jones' followed by a large, stylized flourish or scribble.

Mr J T Jones & Mrs C Jones

TM Ref: 225975680-01



Chief Officer
(Planning, Environment & Economy)
Flintshire County Council
County Hall
Mold
CH7 6NF

Mr J E Jones & Mrs B Owen-Jones
Llwyn Onn House
Coed Onn Road
Flint
CH6 5QE
28th June 2020

Hand delivered and by Email

Dear Sirs

RE Music and Alcohol – Mr J Stevens t/a Rice Box Events, Bryn Morgan, Starkey Lane

We would like to fully object to the Music and Alcohol Licence application submitted by the above applicant on the following grounds:

Public safety

- Risk of multiple vehicles trying to access/egress the site simultaneously mixed with pedestrians, some who may be intoxicated. There are two narrow entrances onto the site, both leading off a single-track lane, which would be unsuitable for a viable commercial venture. Starkey Lane is used for agricultural purpose, and the visibility splay of the property is considerably poor.
- Large delivery vehicles could have problems accessing the site, therefore stopping on the lane, restricting the flow of traffic.
- There is no Highway lighting on Starkey Lane and Coed Onn Road, there is a risk to users of the site who walk down the lanes to Flint, there is no designated pavement along any of the lanes, some of which have narrow grass verges and deep ditches.
- There is a risk of users driving home after drinking alcohol choosing the single-track lane leading to Coed Onn Road rather than the main road. Again unlit, narrow and winding.
- There is no public transport route past the site, therefore increasing use of the lane by private transport and taxis.
- It was reported that the fire hydrant points were not fit for purpose down the lanes after the last call out, we are not aware of any upgrade taking place, this can reduce safety on site with a tent structure and large numbers of people.
- The designated cycle route along Starkey Lane leading to Flint, approved by the Local Authority may be affected by increased road users due to the numerous narrow points on the Lanes.
- The lanes are frequently used by pedestrians and equestrian users, increase in traffic and taxis will cause unsafe situations.

Disabled facilities

Under the terms of the Disability Discrimination Act 1995, can they provide permanent solid access within and around the site and facilities for all users including visually or physically impaired? This is not a temporary use of a field for an event it is a planned commercial venture.

The prevention of public nuisance

- **Anti-social behaviour** – the lanes already attract littering and use of drugs as there are a number of quiet pull-ins along the lanes and subsidiary lanes, a public house/beer garden providing takeaway food in the immediate area could only increase this use. Fly tipping in Flint Mountain and Coed Onn Road has been reported on many occasions along with Local residents removing litter from the subsidiary lanes themselves.
- **Noise** - the Tipi tent, which is already constructed without consent, will not provide any sound proofing for recorded or live music. It is an elevated site which would allow sound to travel over fields to the many rural properties and the row of houses in Flint Mountain which includes two places of worship, one of which is used on a very regular basis through the day and evening. There is no way to soundproof the structure erected. This will cause disturbance to residents in the area, some of which are elderly and others with very young families.
- **Litter** - The above objections around littering cannot be compared with the current situation through lockdown, where users of the facility are taking food home, in the future this will not be a requirement and the localised littering of the lanes will increase.
- **Lights** - the area the site is situated is unlit, the site will have to be well illuminated through a number of months for the safety of the users which could then potentially result in light pollution to the immediate residents.
- **Car parking** – We have already raised concerns about access to the site, what car parking facilities for the use of customers will be provided? how will they ensure users will not park on the single-track lane, reducing the visibility splay of the site even further during pre-booked large events. The risk of causing nuisance with cars left overnight to local farming businesses who regularly access fields up to 11pm at night and 4am in the morning will increase. If cars are not allowed on site overnight, the gate ways may provide a convenient parking bay for those not intending on driving home.

The council also has a responsibility to protect children:

- The use proposed will be appealing to teenagers, will there be a restriction on age in the bar area if not accompanied by an adult if consuming food onsite? Will there be a time restriction where children will not be allowed in the premises? Will they be running the Challenge 25 scheme and will staff be trained in this?
- The teenagers are the risk group as they are the likely pedestrians using the lanes to return home in the evening.
- Regarding their planned events we have concerns on the following:

- a restriction of where and if children are allowed in the premises
- Where children are allowed or not. The site is surrounded by full working farms, they are not play areas but will be appealing to children to venture into.

In the local area we have numerous pubs and event locations including:

- The Red Lion, Northop (which stood empty for some time due to lack of interest)
- The Boot, Northop
- The Celtic Arms, Northop
- Cricket Club, Northop
- The Coach & Horses, Flint Mountain which supplies exactly same products as Rice Box Events propose
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- The Mill Tavern, Flint
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- Northop Hall has two rural country house event locations and three local pubs and a cricket club.

Once the above venues reopen after lockdown there is enough commercial demand to supply the local economy.

There is no economic benefit to the immediate locality if this venue opens, all surrounding properties are farms, small holdings or rural residential dwellings. It would not bring an economy to the area for anyone other than themselves and it would not encourage other businesses to open up in the immediate vicinity.

Additional Information:

There will be an impact on lives of those who live and work in the vicinity, the three working farms and numerous small holdings who travel up and down with agricultural vehicles may find the increased use of the lanes difficult to safely work around.

They have currently been running the site informally throughout lockdown using a booking system (which has been reported to Planning Enforcement) to allow social distancing, this cannot be compared to the future running of the site which will allow users to turn up at any time during opening hours. They currently have control over the site, once lockdown ends and they proposed to open to the public fully there is no control over the access and egress from the site or number of users at any one time or thought of intoxicated users leaving the site via the unsuitable unlit lanes.

Although this point does not sit within the four licensing objectives, this activity will have an adverse impact on local residents, by causing unanticipated disorder or a public nuisance due to a change in the manner in which the business is conducted from small holding to Public House/Beer Garden.

Their Facebook page recently stated they were a Party Venue, firstly this was stated before anything has been granted and secondly this does not fit in with the image they are now portraying whilst trying to secure their licence.

This is not a one-off event application, it is a permanent use with nuisance not 3 days of a year similar to a festival or show, but 6 days a week, all year round to local farm businesses, farm users and residents.

We perceive the current support the venture is receiving will dramatically reduce once the numerous local pubs, which are within walking distance of large residential areas open.

I would also ask if all the people supporting the new venture and have used it are living within a five-mile radius of the property which is the maximum distance we may travel in current times.

Your faithfully,



Mr J E Jones & Mrs B Owen-Jones

Jacqui Dale

From: Licensing
Sent: 30 June 2020 11:59
To: Jacqui Dale
Subject: FW: Application for alcohol license

-----Original Message-----

From: Ann Edwards [REDACTED]
Sent: 29 June 2020 21:34
To: Licensing <Licensing@flintshire.gov.uk>
Subject: Application for alcohol license

TM Ref 225975680-01

Mr J Stevens t/a Rice Box Events
Bryn Morgan House
Starkey Lane
Northop
Flintshire
CH76DG

Dear Sir,

I am registering my objection for the above planning application.

Bryn Morgan is situated on a bend on a narrow lane with no street lights or pavements.

As a result of music, dancing, alcohol day and night, I am concerned this could lead to arguing and behaving in an anti social manner, public nuisance and possible crime which Starkey Lane has suffered in the past.

The increased traffic from taxis and private cars could be a threat to public safety, as many families with prams, Dogs, and cyclists enjoy the lane.

Finally, as the application appears to be a private house, this may encourage out of town underage drinkers.

Yours faithfully,

Ann Edwards
Belgrave
Starkey Lane
Northop
Flintshire
CH76DG

Sent from my iPad

Jacqui Dale

From: Licensing
Sent: 30 June 2020 12:01
To: Jacqui Dale
Subject: FW: TM REF 225975680-01 Application for music and alcohol licence at Bryn Morgan, Starkey Lane

From: [REDACTED]
Sent: 29 June 2020 22:18
To: Licensing <Licensing@flintshire.gov.uk>
Subject: TM REF 225975680-01 Application for music and alcohol licence at Bryn Morgan, Starkey Lane

Rhys Jones
Maes-Y-Llan
Northop Road
Northop
CH7 6BR

TM REF 225975680-01 Application for music and alcohol licence at Bryn Morgan, Starkey Lane

I am writing to **object to the application** to hold events such as weddings, live music and sell alcohol on a narrow rural lane at Bryn Morgan, Starkey Lane, Northop.

If this application was to be successful it would pose a **risk to public safety**. The risk of multiple vehicles trying to access the small site, mixed with pedestrians (who may be intoxicated) would create a huge hazard. In addition to this, there is no highway lighting on the

lane, this would pose a huge public risk to those who walk and cycle (along this designated cycle route) along the lane as there is no designated pavement.

Furthermore, if this was to be passed there would be an increase in road users choosing to drive down the single track lane towards Coed-Onn road rather than using the main road, this is both narrow and winding. This may also increase the risk of drunk drivers choosing to chance the back lanes towards Flint.

Another point I would like to raise is the lack of hydrant facilities. What if there was a fire? There is no reservoir nearby to use as a fire hydrant and they do not have access to any fields with a water source. How would this business deal with this risk to public safety? Has this been considered? Especially as a giant Tipi has already been constructed during lockdown with many people already gathering before the rules have been relaxed.

In addition to this, there is no public parking facilities for this to be a venue. How will the residents at Bryn Morgan ensure that people will not park on the lane? We have already had countless issues with passing this location, as people drive to collect their pizzas. Last week (week commencing 22nd June) there were 6 cars at one point parked on the lane causing an elderly neighbour and tractor difficulty passing on the lane. The neighbour did try to take a photograph as evidence, however the residents and 'friends' quickly ran out and moved their cars further up the lane. This road is used by three farms. Access is required at all times. For example milk is collected at 6am every morning and workers start milking at 2:30am. How can we ensure the road will be clear if there is not sufficient parking even now with a small pizza business running from the lane during lockdown?

Finally, I would like to raise the noise pollution issue. This is a quiet lane, popular with walkers, cyclists and horse riders. The Tipi tent which has already been constructed without consultation does not provide any sound proofing for recorded live music. This will result in noise from live events travelling far and wide across the lane and towards Northop. We have a number of elderly residents that live on the lane, this would cause a huge disturbance to residents who have chosen to live in a peaceful and quaint community.

I hope you understand our frustration at an application such as this being proposed in an area where it is simply not needed. We have three pubs all within Northop which have not been able to operate during lockdown. I believe Bryn Morgan have created an audience with their pizzas due to the other larger businesses not being able to do so during this difficult time. This is for their own financial gain and not related to the wider community of Northop and Flint Mountain. I hope you consider these issues raised and make the right decision for the local residents in and around Northop,

I thank you for your time

Yours sincerely,

Jacqui Dale

From: Emma [REDACTED]
Sent: 29 June 2020 22:35
To: Licensing
Subject: New Application for Premises Licence - 044625, Bryn Morgan House, Starkey Lane, CH7 6DG. F.A.O Jacqui Dale

4 Llys Pen Y Glyn

Flint Mountain

Flintshire

CH6 5SG

Dear Ms Dale,

We are writing to let you know that we object to the New Application for Premises Licence - 044625, Bryn Morgan House, Starkey Lane, CH7 6DG

We feel that the granting of a license to this property would undermine the objective of the prevention of public nuisance. We are concerned about the negative impact that any late night noise coming from the property may have on our family. We believe that the hours of use for recorded and live music are unreasonable and excessive. We live in close proximity to Bryn Morgan House, and as we have four children, we are concerned for their wellbeing, as any noise may carry and disturb them late at night.

We also feel that the application would undermine public safety. Our family regularly walk and cycle on Starkey Lane, Allt Goch, and Coed Onn lanes, and since the take-away has been in operation we have noticed a definite increase in traffic, this would increase further in line with increased hours of opening and the provision of alcohol. We believe the increased traffic along these lanes and at the junction onto Northop Road would pose a risk to families walking and cycling. We have witnessed cars carrying out 3 point turns in this area when leaving the property, and we have witnessed a few near misses.

We believe that this application undermines the protection of children from harm. We are concerned about the risks posed to our young children as they often go for bike rides on Starkey Lane unaccompanied.

We feel that the application also undermines the prevention of crime and disorder. We are concerned that there is potential danger to our children when they are cycling or walking as there is a risk of drink driving in that area. We are also concerned about potential anti-social behaviour of visitors to the area towards our property.

Yours sincerely,

Emma and William Owens

Sent from my iPad

Jacqui Dale

From: Licensing
Sent: 30 June 2020 12:04
To: Jacqui Dale
Subject: FW: Open Application 044625 Bryn Morgan House, Starkey Lane, Northop

From: Linda scott [REDACTED]
Sent: 29 June 2020 22:42
To: Jacqui Dale <jacqui.dale@flintshire.gov.uk>
Cc: Licensing <Licensing@flintshire.gov.uk>
Subject: Open Application 044625 Bryn Morgan House, Starkey Lane, Northop

Dear Jacqui

I write to object to the above music and alcohol licence application.

I feel it is an inappropriate location for a outdoor music venue and bar for the following reasons.

1. The smallholding is within a short distance of neighbouring properties in open countryside. The noise from the music will carry across the land and cause a nuisance to local residents.
2. The venue is not within easy walking distance of the neighbouring villages or on a public transport route. It is therefore likely to generate considerably more traffic than Starkey Lane is designed to carry being a narrow lane. Starkey Lane is also a designated cycle route. The additional traffic would cause a potential hazard to cyclists including children.
3. It is not clear from the application if there is sufficient on site parking. If not, it is likely that customers will park on the lane potentially causing an obstruction.
4. It is my understanding that the premises do not currently benefit from the appropriate planning use class consent to operate as a bar, restaurant and music venue.

I trust that my comments will be taken into account in the consideration of this application.

Kind regards

Linda Scott
12 Pilgrims Close
Northop
Flintshire
CH7 6BF

Sent from my iPad

Begin forwarded message:

Jacqui Dale

From: Licensing
Sent: 30 June 2020 12:08
To: Jacqui Dale
Subject: FW: TM Ref 225975680-01-rice box events

From: Lewis Taylor-Jones [REDACTED]
Sent: 29 June 2020 23:05
To: Licensing <Licensing@flintshire.gov.uk>
Subject: TM Ref 225975680-01-rice box events

Dear Sir/Madam,

I wish to register my objection to the above planning application.

I live in Flint Mountain and I have recently learned about this application. I regularly walk my dog down Starkey Lane as it is so close to home and I also ride my mountain bike down there from time to time. It is a narrow lane that many people use to exercise on with residential properties close by is not the place, as safety should always be a top priority. There is a number of other reasons why I disagree with it too.

I object for the following reasons:

Traffic

dangerous single-track road - increase in number of cars entering, moving along and leaving Starkey lane. Danger to walkers, the elderly, young children and cyclists as there are **no pavements and no street lighting**.

Noise pollution

in the residential area. The whole lane is residential. Noise travels across the fields, particularly if there is a wind.

No guarantee

that Mr Stevens will adhere to his promised number of events per year – they could be offered 6 days a week, every week of the year.

Unlit lane

which some 'over the alcohol limit' customers may decide to leave their cars and walk home to either Flint Mountain or Northop. This is extremely hazardous. This, apart from being dangerous, may encourage **underage drinking and antisocial behaviours**.

Yours sincerely,

Lewis Taylor-Jones

Tudalen 189

3, Godre'r Waen
Flint Mountain
CH6 5UU

Get [Outlook for iOS](#)

Mrs G N Watkins
Nyth Bach
Lon y Gog
Starkey Lane
Northop
Flintshire
CH7 6DN

29 June 2020

Chief Officer (Planning, Environment & Economy),
Flintshire County Council
County Hall
Mold
Flintshire
CH7 6NF

Dear Sir

**Objection to application for a music and alcohol licence at
Bryn Morgan, Starkey Lane, Northop, Flintshire, CH7 6DG
TM REF: 225975680-01**

Whilst the letter below details my objections to the licencing application above, I question the sequence of process, that allows an application for a music and alcohol licence to be determined for a food premises which has been operating since March 2020, without having first obtaining the necessary planning permissions.

Public safety - *contributing factors*:

- The application site is located on a narrow country lane. Three busy commercial farms operate on the lane which require the daily, frequent passage of large agricultural vehicles including twice daily milk collections.
- Due to its rural location, Starkey Lane is quite rightly unlit, not only in the vicinity of the application site but for its entire route from its junction with the A5119, down Allt Goch Lane to its junction with Coed Onn Road, Flint.
- There is no direct access to public transport in close proximity to the site. The nearest official bus stops are Northop and Flint Mountain, with few late night services operating. Whilst there is a 'stop by demand' bus stop at the end of Starkey Lane (on the A5119) it is unlit.
- The application site is located - to one side at the top of a hill - and to the other side just off a bend - both of which have poor visibility for oncoming traffic.
- The entrance to the application site is narrow and not sufficient to allow access for large delivery vehicles associated with its proposed use.
- This site has insufficient off-road parking and does not benefit from on-site turning space.
- Current parking capacity on site is for about five vehicles and much of that space is currently occupied with the applicants catering trailers and tables and chairs for customers.
- The route from Coed Onn Road Flint, up Allt Goch Lane and along Starkey Lane, to its junction with the A5119, significantly contributes to the health and well-being of a wide range of people who frequently use it for walking, running and cycling as it forms part of the national cycle network.
- The application site has inadequate toilet and hand washing facilities which I assume do not comply with public health and/or current COVID-19 regulations.
- Inadequate facilities, services and the rurality of the site make it an unsuitable location for the proposed use as quoted by the applicant in the July/August 2020 edition of Shire Magazine (pg

59) <https://www.shiremagazine.co.uk/current-issue> "... eating, drinking and socialising by setting up a festival-style bar/restaurant on our small-holding."

Public safety - impacts

- Road traffic collisions, accidents and potential fatalities
 - Increase in the volume of traffic using a narrow country lane
 - Offloading deliveries on the narrow country lane will cause an obstruction to the free flow of traffic in both directions and obscure visibility.
 - Insufficient onsite turning will lead to smaller delivery vehicles reversing out onto a narrow country lane with poor visibility.
 - Insufficient onsite parking will result in customers parking on the lane obstructing the free flow of traffic in both directions and obscure visibility.
 - Obstructions on the lane as a result of these operations will impede access for emergency services such as ambulance and fire putting residents and property at risk.
 - Insufficient public transport links will lead to an increase in taxis visiting the premises. This coupled with insufficient onsite parking and inadequate onsite turning provision will result in the loading and unloading of passengers directly onto a narrow country lane with no passing places.
 - People walking home in the dark, in dark clothing along unlit narrow country lanes (approx. two miles if going to Flint) with sections of poor and extremely poor visibility for oncoming traffic.
 - People using limited public transport services to access and leave the site would need to cross the busy A5119, after walking approximately quarter of mile down a stretch of narrow country lane with two sections of poor visibility for oncoming traffic – potentially in an inebriated state - at times in the dark, in dark clothing.
 - Its rural location, with no easily accessible public transport links, increases the potential for drink driving putting other road users and pedestrians at risk.
 - Customers, including children and young people, disembarking parked vehicles or taxis directly onto a narrow country lane with poor visibility points for oncoming traffic.
 - Increases in traffic numbers and speeds, along with on-road parking obstructions will present a safety risk for the many walkers, runners and cyclists (including young families and unaccompanied children) who use the lane for their health and well-being.
 - Increased traffic numbers, speeds and obstructions due to onsite parking - at points where there are sections of poor visibility - will increase risk for horse riders. Not so long ago the air ambulance had to attend a horse riding accident in the location of the application site.
- Public health and infection control
 - Insufficient toilet and hand washing facilities are a public health risk. It is also questionable whether the unauthorised business currently operating is complying with environmental health, HSE, FSA and COVID-19 regulations.

Prevention of crime and disorder - contributing factors

- Due to the rurality of the location it quite rightly does not (nor should it) benefit from facilities and services which are commonly accessible in villages or towns such as: street lighting; road markings; public footpaths; public transport; regular police surveillance.

Crime and disorder impacts:

- Antisocial Behaviour
 - Noise and disturbances generated by inebriated groups of people on the application site.
 - Noise and disturbances generated by inebriated groups of people walking home and hanging around Starkey Lane and Allt Goch Lane, late at night and into the early hours of the morning.

- It's location and 'festival' style atmosphere has the potential to make it attractive to underage drinkers, which in turn has the potential to increase the antisocial behaviour of groups of inebriated young people walking home to Flint, Flint Mountain or Northop.
- **Speeding traffic**
 - Increase in traffic numbers and speed along narrow country lanes (Starkey Lane and Allt Goch Lane).
- **Indiscriminate parking and highway obstructions**
 - On road parking causing obstructions and disrupting the free flow of traffic in both directions.
 - Off loading of deliveries on the lane obstructing the free flow of traffic in both directions.
- **Road traffic collisions, accidents and potential fatalities**
 - Inebriated people walking along an unlit Starkey Lane and Allt Goch Lane in the dark, in dark clothing.
 - Increase in traffic numbers and speed along narrow country lanes.
 - Inadequate site entrance, inadequate on site parking and no onsite turning has the potential to obstruct traffic and see vehicles reversing out into the lane.
 - Rurality of location with no direct public transport will increase the risk of drink driving.

Prevention of public nuisance - contributing factors

- The application site does not benefit from any indoor acoustic insulation or sound proofing
- There is no way of insulating or sound proofing live or recorded music played outdoors
- Inadequate toilet and handwashing facilities
- Due to the rurality of the location it quite rightly does not (nor should it) benefit from facilities and services which are commonly accessible in village or town locations such as: litter bins; litter picking regimes; street lighting; road markings; public footpaths; public transport; regular police surveillance.

Public nuisance impacts:

- **Anti-social behaviour**
 - Noise and disturbances generated by inebriated groups of people on the application site.
 - Noise and disturbances generated by inebriated groups of people hanging around and walking home along Starkey Lane and Allt Goch Lane late at night or the early hours of the morning.
 - Litter, bottles and cans along the lengths of Starkey Lane and Allt Goch Lane.
 - Increase in traffic numbers and speeds along narrow country lanes (Starkey Lane and Allt Goch Lane) will impact the business requirements of three commercial farms and create safety risks for residents, walkers, runners and cyclists.
- **Noise Pollution**
 - No indoor acoustic insulation/sound proofing to limit the travel of sound of live and recorded music.
No way of insulating or sound proofing recorded or live music playing outdoors.
 - Frequency of operation – six days a week – 52 weeks a year – afternoons, evenings and nights.
- **Health and well-being nuisances**
 - The playing of outdoor music (live or recorded) with no acoustic insulation/soundproofing - six days a week – 52 weeks a year – afternoons, evenings and nights will have a significant effect on the mental health and well-being of local residents.
 - Highway obstructions due to deliveries and on road parking will impede access to emergency services such as ambulance and fire putting residents and property at risk.
- **Environmental nuisances**
 - Discarded litter, bottles and cans has the potential to suffocate, poison, injure and kill wildlife and biodiversity in this rural location.

- Excessive persistent noise pollution will lead to the loss of wildlife and biodiversity as species are frightened away from their habitats.

Protection of children from harm – *contributing factors*

- The route from Coed Onn Road Flint, up Allt Goch Lane and along Starkey Lane to its junction with the A5119 is a popular, safe walking and cycling environment for young families and children and young people stretching their independence.
- Located on a narrow country lane with insufficient on-site parking, customers will resort to parking on the highway.
- Inadequate toilet and hand washing facilities.

Child protection impacts:

- Road traffic accidents
 - Increased traffic numbers and speeds, along with highway obstructions caused by on-road parking and deliveries increase the risks of accident and potential fatalities particularly for younger pedestrians and cyclists.
 - Insufficient on-site parking will result in people parking on the edge of the lane leaving passengers no option but to exit vehicles directly onto a narrow country lane with poor visibility points and no passing places. This places children and young people at significant risk.
- Public Health risks
 - The inadequacy of toilet and hand washing facilities poses a risk for children and young people picking up and spreading infection.

Yours sincerely

Gillian Nicola Watkins

Mr R G Watkins
Nyth Bach
Lon y Gog
Starkey Lane
Northop
Flintshire
CH7 6DN

29 June 2020

Chief Officer (Planning, Environment & Economy),
Flintshire County Council
County Hall
Mold
Flintshire
CH7 6NF

Dear Sir

**Bryn Morgan, Starkey Lane, Northop, Flintshire, CH7 6DG - TM REF: 225975680-01
Objection to application for a music and alcohol licence**

I would like to object to the above application for a music and alcohol licence. The rurality of its location on a narrow country lane with no passing places; inadequate site access; inadequate onsite parking; no onsite turning; no acoustic sound proofing or insulation and inadequate toilet and hand washing facilities, poses a safety risk to the public and to children along with increasing crime and disorder and public nuisances.

The intended use by the applicant for the site for "*... eating, drinking and socialising by setting up a festival-style bar/restaurant on our small-holding.*" (July/August 2020 edition of Shire Magazine (pg 59) <https://www.shiremagazine.co.uk/current-issue>) is wholly unsuitable for the following reasons.

Public safety

Granting this application has the potential to increase road traffic collisions and accidents. The entrance to the site is narrow and located in a position of poor visibility. Large delivery vehicles will need to unload on a narrow lane with no passing places. This would not only obstruct road users in travelling unobstructed in both directions, it would prohibit access to emergency service vehicles.

There is limited onsite parking (around five vehicles) and what there is currently taken up with the applicants take away trailers and customer tables and chairs. There is no turning provision within the curtilage of the driveway which would result in small delivery vehicles and customers reversing out into a narrow country lane, with limited visibility and no passing places. Limited onsite parking will result in on road customers parking and disembarking directly onto a narrow lane with no passing places - causing obstructions, hampering visibility for oncoming traffic and putting themselves, pedestrians and other road users at risk.

There is limited opportunity for customers to access the site by public transport. This will result in increased traffic volumes and speeds and taxis unloading passengers directly onto a narrow country lane with no passing places.

Customers deciding to walk home, having enjoyed a number of drinks, could be walking as far as two miles along unlit country lanes (to Flint), with stretches of poor and extremely poor visibility for oncoming traffic, with no footpaths, in dark clothing. This is a fatality waiting to happen.

The health and well-being of many local people, including young families and unaccompanied children, is served by their ability to walk, run and cycle the country lanes from Coed Onn Road Flint, up Allt Goch Lane and along Starkey Lane. Increased traffic numbers using these lanes, at increased speeds, along with road obstructions around the location site creates a public safety risk.

Without direct public transport the majority of customers will resort to driving. This increases the potential for drink driving putting other road users and pedestrians including children and young people at risk.

Creating a 'festival' atmosphere' six days a week has the potential to encourage underage drinking and associated antisocial disturbances, not only onsite but on journeys home along long stretches of unlit country lanes.

The site has insufficient toilets, hand washing facilities and associated drainage to cater for this type of business. This poses a public health risk particularly in the current climate and stringent COVID-19 regulations.

Prevention of crime and disorder

If granted the application will increase antisocial behaviour, criminal damage and traffic disorders.

By the nature of its rural location homes along Starkey Lane and Allt Goch lane are remote and unlit. Many are inhabited by elderly people who have lived here for most of their lives and who are confident in the remoteness of their homes. Groups of people, fired by alcohol, possibly underage, left to their own devices undercover of darkness has the potential to significantly increase criminal damage, noise, nuisance and disturbance.

The lack of parking and space for turning vehicles on site will increase indiscriminate on road parking and disrupt traffic flows in both directions. Poor visibility on exiting the site, along with vehicles reversing out onto the lane will increase road traffic accidents and collisions.

People walking to and from the site, in the dark, in dark clothes, having had a drink or two will result in accidents, collisions and even fatalities.

Access to the site will predominantly be by car, increasing the potential for drink driving, putting other drivers and pedestrians at risk – including children and young people.

Public Nuisance

The creation of a 'festival' style business, operating six days a week – afternoons, evenings and nights will create a variety of public nuisances.

There are no appropriately insulated and sound proofed buildings on site to accommodate the playing of recorded or live music. It is also not possible to soundproof or insulate the playing of recorded or live music outdoors. This will affect the health and well-being of local residents and upset the balance of local wildlife and biodiversity.

Noise nuisance and disturbance will also be encountered through people, fired by alcohol, hanging around Starkey Lane and Allt Goch Lane, not only at night but throughout the afternoon and evening as well.

Increases in litter will put agricultural livestock, wildlife and biodiversity at risk.

Speeding traffic will create a more dangerous antisocial behaviour. Putting pedestrians, other drivers, horse riders, cyclists and agricultural livestock at risk.

Offloading deliveries on the lane coupled with on road parking by customers will obstruct access for emergency service vehicles.

Protecting children from harm

The route from Coed Onn Road, Flint, up Allt Goch Lane and along Starkey Lane is popular for walking, running and cycling. It provides a safe environment for young families and unaccompanied children. An increase in the volume and speed of traffic using this as an access route to the site, along with obstructions caused by on road customer parking, will put children and young people at risk.

On road parking will result in passengers disembarking cars directly onto a narrow country lane with no passing places. This creates a risk for both disembarking children and young pedestrians to be hit and injured by a car, or worse still killed.

There is lack of toilet and hand washing facilities on site which can lead to children picking up and spreading communicable diseases.

In this letter I have detailed my objections to this application for a music and alcohol licence. How is it though that an unauthorised business, that has been operating at this location since March, can have a licence for music and alcohol determined when no planning permissions, including change of use, have been sought or granted.

Yours sincerely

Robert Watkins

From: Alex Roberts [REDACTED]
Sent: 29 June 2020 23:32
To: Licensing <Licensing@flintshire.gov.uk>
Subject: TM Ref 225975680-01-rice box events

Dear Sir/Madam,

I wish to register my objection to the above planning application. I hope you take the time to listen to my objection.

I live within the area and often spend my time in the local pub at Northop. I have heard from many local residents raise their concerns and feel it is right for me to send my objection and give my reasons why. I walk and jog down Starkey Lane from time to time as it is usually a quiet route for me to go down. It is a narrow lane that many people like myself use to exercise on with residential properties close by. I have a number of reasons myself and others I know are not happy about which I will list below.

I object for the following reasons:

Traffic

dangerous single-track road - increase in number of cars entering, moving along and leaving Starkey lane. Danger to walkers, the elderly, young children and cyclists as there are **no pavements and no street lighting**.

Noise pollution

in the residential area. The whole lane is residential. Noise travels across the fields, particularly if there is a wind.

No guarantee

that Mr Stevens will adhere to his promised number of events per year – they could be offered 6 days a week, every week of the year.

Unlit lane

which some 'over the alcohol limit' customers may decide to leave their cars and walk home to either Flint Mountain or Northop. This is extremely hazardous. This, apart from being dangerous, may encourage **underage drinking and antisocial behaviours**.

Thank you for reading.

Yours sincerely,

Alex Roberts

35 Greenbank Road, shotton

Sent from my iPhone

Jacqui Dale

From: KATHRYN WALL [REDACTED]
Sent: 30 June 2020 11:36
To: Jacqui Dale
Subject: License application

M.& K. Wall
Bryn Gwenyn,
Starkey Lane,
30/6/20

We are writing to express our objections to the application for a new license for music live and recorded and to serve alcohol at Bryn Morgan Starkey Lane.

This lane is far too dangerous, narrow and busy already to cope with the extra traffic this would create. There is no way it would be profitable for only 32 vehicles so it's just the start.

Playing loud music whether live or recorded for hours will be a public nuisance.

If the wedding business is a failure will it be the next Glastonbury?

It could attract crime to a beautiful quiet and peaceful area, drugs in particular are often in use at similar events.

Sent from my

Jacqui Dale

From: Louisa Edwards [REDACTED]
Sent: 30 June 2020 13:39
To: Licensing
Subject: Application for Alcohol License

TM Ref 225975680-01

Mr J Stevens t/a Rice Box Events
Bryn Morgan House
Starkey Lane
Northop
Flintshire
CH7 6DG

Dear Sir,

I am registering my objection for the above planning application. I disapprove of the proposal on the following grounds:-

1. The Prevention of Crime and Disorder: The increased activity of people and the consumption of alcohol will increase the likelihood of criminal and disorderly behaviour such as arguing and behaving in an anti-social manner. This would be in contrast to the current quiet, peaceful and rural nature of Starkey Lane.
2. Public Safety: Bryn Morgan House is located on a narrow bend with no street lighting or pavements for pedestrians. The inevitable increase in traffic will cause significant safety issues for the many walkers, joggers, cyclists and young families who regularly use the lane during the day and night.
3. Public Nuisance: The consumption of alcohol with live and taped music being played will lead to a considerable increase in noise and disruption on Starkey Lane.
4. Children in Harm: There is the potential of under-age drinking due to the many young people from out of town who use the lane. Also, the increased danger to children from more traffic on the narrow lane, as many young families often walk there.

Kindest regards,

Louisa Edwards.

Belgrave
Starkey Lane
Northop
Flintshire
CH7 6DG

Jacqui Dale

From: martin davidson [REDACTED]
Sent: 30 June 2020 22:54
To: Jacqui Dale
Subject: Mr J Stevens T/A Rice Box Events at Bryn Morgan House.Starkey Lane.Northop.Flintshire CH7 6DG TM REF 225975680-01

Dear Sirs,

I strongly object to the above application being awarded an alcohol and music licence.

This application is coming from a property situated on Starkey Lane which is a quiet residential location situated on a single-track country lane with very few passing places. There are three farms situated in the immediate vicinity along Starkey Lane which have large agricultural machinery and milk wagons passing many times on a daily basis. The lane is used by many cyclists ,dog walkers accompanied at times by young children in prams and horse riders. This venue is only accessible by vehicles and will only increase the level of traffic both from the Flint and Northop ends of Starkey lane causing an increasing danger element to the previous mentioned dog walkers ,cyclists and horse riders. The lane is subject to speeding vehicles sometimes ending up in the ditches situated along the lane .Indeed Mr & Mrs Jones The owners of Bryn Mawr Farm have pulled out cars from ditches on many occasions during my twenty years of residing in Starkey Lane through speeding as it is not patrolled by the police. This will most certainly increase the possibilities of drink driving ,underage drinking, antisocial drunken behaviour, crime fuelled by alcohol, and littering.

Additionally, i have grave concerns regarding noise pollution. Sound travels more so in a peaceful environment and this venue with it playing music will undoubtably generate an increased level of noise. This in turn will become a public nuisance which will both distress and annoy many of the local residents. Whilst turning a blind eye to the selling of pizzas due to the business interruption caused by Covid 19 i would now question whether there was always an alternative motive and this was always the intention to set up this venue.

I would also question the parking facilities that are available for customers picking up their goods. Motor vehicles parking outside the venue have already on one occasion delayed vehicles travelling down the lane to their homes. This could be a serious issue should it be a fire engine or ambulance which could lead to serious consequences.

Finally in summary both Northop and Flint Mountain are already adequately supplied with licensed premises who supply both alcohol and food from well-lit up establishments that have ample and safe parking facilities .We have The Red Lion .The Celtic Arms, The Boot, The Coach and Horses and the Mountain Park Hotel all within a very short distance of this proposed venue so it is most certainly not needed and this application should be refused.

Yours Faithfully

Martin Davidson
Bryn Bach,
Starkey Lane,
Northop,
Flintshire.
CH7 6DL

Jacqui Dale

From: Licensing
Sent: 01 July 2020 08:53
To: Jacqui Dale
Subject: FW: TM Ref 225975680-01-rice box events

From: Andrew Jones [REDACTED]
Sent: 30 June 2020 16:28
To: Licensing <Licensing@flintshire.gov.uk>
Subject: TM Ref 225975680-01-rice box events

Dear Sir/Madam,

I wish to register my objection to the above planning application.

I live in Flint Mountain and I have recently learned about this application. I regularly walk my dog down Starkey Lane as it is so close to home and I also ride my mountain bike down there from time to time. It is a narrow lane that many people use to exercise on with residential properties close by is not the place, as safety should always be a top priority. There is a number of other reasons why I disagree with it too.

I object for the following reasons:

Traffic

dangerous single-track road - increase in number of cars entering, moving along and leaving Starkey lane. Danger to walkers, the elderly, young children and cyclists as there are **no pavements and no street lighting**.

Noise pollution

in the residential area. The whole lane is residential. Noise travels across the fields to our property which is only a distance of 500mtrs, particularly if there is a wind.

No guarantee

that Mr Stevens will adhere to his promised number of events per year – they could be offered 6 days a week, every week of the year.

Unlit lane

Some 'over the alcohol limit' customers may decide to leave their cars and walk home to either Flint Mountain or Northop. This is extremely hazardous. This, apart from being dangerous, may encourage **underage drinking and antisocial behaviours**.

Other Local Bussinesses

Local area has sufficient entertainment premises offering similar services and I feel there is no requirement to add to this list a venue that will create an unnecessary hazardous environment and unwelcome noise pollution.

3, Godre'r Waen
Flint Mountain
CH6 5UU



Jacqui Dale

From: Licensing
Sent: 01 July 2020 08:59
To: Jacqui Dale
Subject: FW: TM REF 225975680-01-RICE BOX EVENTS

From: Jack Davies [REDACTED]
Sent: 30 June 2020 19:03
To: Licensing <Licensing@flintshire.gov.uk>
Subject: TM REF 225975680-01-RICE BOX EVENTS

Dear Sir/Madam,

I wish to register my objection to the above planning application. I hope you take the time to listen to my objection.

I live within the area and often spend my time in the local pub at Northop. I have heard from many local residents raise their concerns and feel it is right for me to send my objection and give my reasons why. I walk and jog down Starkey Lane from time to time as it is usually a quiet route for me to go down. It is a narrow lane that many people like myself use to exercise on with residential properties close by. Also, I have recently just taken up road cycling during the covid pandemic and I use the lane as a quiet place to gain confidence on the bike, especially with clip in pedals. Having to worry about cars I feel will put myself and others in danger as I knew a few others who use the lane for quiet bike rides without having to worry about cars. We have lots of local pubs and food venues close by, so I don't feel like it's necessary to create these issues when there is already lots of great local places so close by. I have a number of other reasons myself and others I know are not happy about which I will list below.

I object for the following reasons:

Traffic dangerous single-track road - increase in number of cars entering, moving along and leaving Starkey lane. Danger to walkers, the elderly, young children and cyclists as there are **no pavements and no street lighting**. **Noise pollution** in the residential area. The whole lane is residential. Noise travels across the fields, particularly if there is a wind. **No guarantee** that Mr Stevens will adhere to his promised number of events per year – they could be offered 6 days a week, every week of the year. **Unlit lane** which some 'over the alcohol limit' customers may decide to leave their cars and walk home to either Flint Mountain or Northop. This is extremely hazardous. This, apart from being dangerous, may encourage **underage drinking and antisocial behaviours**.

Thank you for reading.

Yours sincerely,

Jack Davies

Barossa, Hafod Park, Mold CH71QN

Bryn Bach
Allt Goch lane
Off Starkey lane
Northop
CH7 6DL

26 June 2020

Dear Sir,

TM REF 225975680 -01 Mr J Stevens - Bryn Morgan House Starkey Lane Northop CH7 6DG

I am writing my letter of objection for the sale of alcohol at the above property or for any residential property in this quiet country residential lane for the reasons below:-

A. Encourages:-

1. Anti-social and abusive behaviour, rowdiness, also noise and litter in the immediate vicinity and further down the lane.
2. Further criminal behaviour, e.g.:-theft, vandalism, drugs abuse.
3. Drink driving, using the back lane from Flint to avoid Police and as a speed track.

B. Will we be provided with extra support from the police?

C. Possible danger to my grand-children also to the elderly, walkers, cyclists, horse riders using the lane for recreational exercise.

I had noticed the sale of pizza from Bryn Morgan & assumed the occupants had obtained a temporary change of use license for their residential home during the covid-19 lock-down, to do this, as the business was the sale of pizza from a horse box/trailer off premises, prior to these unprecedented times. Selling from home has brought an increase of traffic to the lane; cars have blocked the area outside this property. As a resident from further along the lane this has caused inconvenience.

D. This is dangerous considering there has + continues the need of medical care to residents in the lane. There have been two funerals since lockdown!! Do you council/authorities wish to be responsible for another?

E. Also there are no footpaths, no lighting for the safety of lane users during low light. My own children were deemed not safe to walk to the nearest bus stop (1.8 mile away) for school bus, for this reason, and were provided a school taxi service to & from school by the council (FCC) of which we paid; as safety was of utmost importance, to us both.

I cannot believe the council/authorities would allow this alcohol license to be passed. When the surrounding area is already well supplied with licenced premises - The Red Lion, The Boot Inn, Northop Cricket Club, The Celtic Arms, Highfield Hall and the Coach and Horses - all local to those that may want to use this type of venue. There is certainly no requirement for further music/alcohol licenced premises in the area; again I reiterate could encourage antisocial disorder behaviour in the lane.

The council/authorities should be supporting established business more so in the light of these difficult times.

Thank you for heeding my objections

Kind regards

Janice Davidson

Continued from previous page...

SUNDAY

Start

End

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.

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)

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

Prevention of Crime and Disorder

1. CCTV
2. Strict adherence to opening and closing times
3. Event Risk Assessments regarding Crime and Disorder
4. No irresponsible promotion of drinking and drinking promotions
5. Bar contact sheet with key contacts including local police
6. Free Tap water
7. Clearly define car parking signage
8. Limit of 200 customers including weddings
9. Adequate waste bins and recycling
10. Challenge 25 operation and Alcohol refusal register
11. Designated DPS
12. Free call to local cab companies
13. All children under the age of 16 to be accompanied by a responsible adult
14. No children under the age of 16 after 21:00 (except for weddings)
15. No "Adult" entertainment
16. Streamed music to be non explicit only
17. Core business culture is that food and drink in balance are the main business drivers and not biased towards alcohol
18. Responsible alcohol pricing
19. Full product, public and employer liability insurances in place
20. Fire points / stations in place
21. Zero tolerance on adults purchasing for minors. Immediate ban from premises
22. Plastic glasses only. Apart from weddings

Mae'r dudalen hon yn wag yn bwrpasol