

Licensing Section
Bridgend CBC
Civic Offices
Angel Street
Bridgend
CF31 4WB

Y Babell
Llangynwyd Village
Maesteg
Bridgend
CF34 9SF

Licensing Act 2003
Application re Premises Licence
Applicant: Mr Steffan Jones
Premises: The Old House, Llangynwyd CF34 9SB



I wish to make the following representations in respect of the above application for a premises licence:

The setting of the Designated Llangynwyd Conservation Village

-Llangynwyd Village is a designated conservation area, the designation being made on the 17th August 1973

-Publication: Legendary Villages - The Glamorgan Heritage Coast and Countryside

“Llangynwyd is the pretty hilltop village – this is one of the jewels of the area. With its old stone cottages and ancient church, the village looks undisturbed by time, taking you back to the pre-industrial days of rural hill villages, surrounded by beautiful views”

-The high stone walls enclosing the extensive churchyard and lining its narrow lanes are listed Grade II, as is the Hopcyn Cross Monument at the narrow road junction leading to the entrance to the Old House Inn.

Public Safety

-Road access to the hilltop village and within the village is confined to narrow lanes.

-There is no public transport to the village and, as a consequence, car/taxis/private hire bus movements will increase

-For buses, the access to the Old House Inn will be difficult through the narrow lanes with no lay-by areas or turning spaces.

-There are no pedestrian pavements to the village or within the village itself.

-If the intended licensable activities are granted, this will increase traffic flows to/from/within the village each day of the week up to 1.30am in the morning.

There is little doubt that there will be an adverse effect on public safety.

Prevention of Public Nuisance

-The intended licensable activities applied for:

Plays, films, performances of dance, live music – Monday/Sunday – 10.00-24.00

Recorded Music – Monday/Sunday – 10.00 – 01.00

Late night Refreshments – Monday/Sunday – 23.00 – 01.00

Supply of Alcohol – Monday/Sunday – 10.00 – 01.00

Hours premises open to the public – Monday/Sunday – 08.00 – 01.30

-The application does not state as to whether the activities relate to internal areas only or also to include the external areas surrounding the premises.

-The Parish Church of St. Cynwyds is situated across the lane from the premises. The resultant noise from the above will have an adverse effect upon the regular weekly Sunday services, together with any special services (christenings, weddings, funerals)

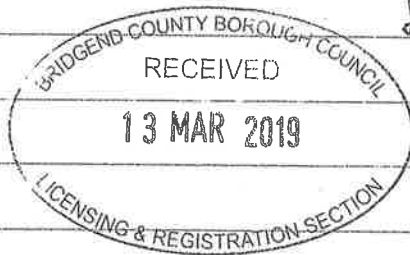
-more road traffic/more parking/ more people movement late into the night will create unacceptable public nuisance to the closely sited residential properties

Nearby Premises Licence – The Corner House Inn

-the Corner house Inn is situated in close proximity to the premises.

-The licensing granted to The Corner House Inn (BCBCLP 431) should be compared to the above application.

Yours faithfully,



Bethesda Cottage
Llangynwyd Village
Maesteg.

CF34 9SE

Tele N^o

12-3-2019

Dear Sir/Madam,

We wish to
strongly object to the Application
for extended licensing hours for
The Old Mouse, Public House
Llangynwyd Village Maesteg.
Reference N^o —

Applicants Name. Mr Steffan Jones.

This application is for hours of
opening and selling alcohol from
Monday to Sunday 10AM to 1.30AM
also for live music, films, plays
and dance and late night
refreshments.

This is a quiet unique residential

Village with young children and elderly residents. Very narrow roads leading to the The Old House. The increased traffic, cars, taxis, buses will be detrimental to the area. Increased hours, selling alcohol will lead to noise and Public Nuisance behavior.

A Special licence could be applied for, for weddings when needed, on other special occasions we cannot see the need for these extended hours of selling alcohol. The Health Impact of alcohol consumption is immense. I urge the committee to refuse extended hours to this establishment.

Yours Faithfully

Llys Hen Lanciau
Llangynwyd
Maesteg
CF34 9SB



Licensing Section
Bridgend County Borough Council
Civic Offices
Angel Street
Bridgend
CF31 4WB

12 March 2019

Dea Sir/Madam,

The Old House, Llangynwyd

Having seen the notice posted in the village concerning the application for licensing of The Old House, I would like, as a close neighbour, to make the following observations.

1. From comments received from those who live in the village, it is clear that the success of The Old House is important to us all, and to be welcomed. Indeed, we are looking forward to its re-opening, and have been most impressed by the standard of the work carried out, and by the friendliness of Mr Steffan Jones.
2. The late opening hours on every day of the week cause me some concern. In the past, late opening hours were restricted to the weekends - Friday and Saturday nights. There have been problems, when music from pubs on a Sunday evening have made the evening service in the church very difficult to conduct.
3. In the past, late opening finished at midnight, because the inevitable traffic, both taxis and cars had, and will have a noise impact on this normally very peaceful village and its narrow roads.
4. I have reservations about the application to play recorded music until 01.00 on every night of the week. I believe it would be better if this were to be restricted to midnight.
5. In conclusion, whilst not attempting to limit the success of The Old House, I am concerned about the effect of the late hours on every night of the week. It is the impact of the noise from the building, and from the traffic within the village late at night, which will cause the greatest concern. The last thing we want is for relationships between the villagers and The Old House to be

soured.

I am sending a copy of this letter to Cllr. Malcolm James, and I am posting this from Berlin, where I shall be until 28th March.

Yours faithfully

BCBC Licensing department

Civic Offices,

Angel Street

Bridgend

CF314WB



Mr David Rees

3 Maesllan

Llangynwyd

Maesteg

CF349SF

Objection to the License application in its present form

Old House

Llangynwyd

Maesteg

CF349SB

18/03/2019

Dear Sir/Madame

Please find my representations to the objection of the License application as it stands under the licensing Act 2003.

Introduction to Llangynwyd

Llangynwyd village which is known locally as "Top Llan", situated in a rural location within a conservation area, by definition this area is deemed to be a conservation area which is intended to preserve and enhance the characteristics of a chosen location because of its historic interest and special architectural character of properties within the village.

This historic village is made up of twenty seven dwellings and the population of the village is approximately fifty in total, out of this population a high number of the residents have resided in the village for some years and the population has a high level of elderly residents, there are two license premises in the village which are situated in the heart of the village close to the historic St Cynwyds Church.

The village itself is situated approximately 1km away from the nearest dwellings out of the village and other license premises and I would describe the village as a very peaceful location, very little crime in the area and almost no anti social behaviour or public nuisance incidents occurred.

The application of this License needs to work for all parties not just the business premise, it needs to work for the local residents who will be affected by the operating schedule and in its current form I feel it is unacceptable and will have a detrimental affect upon village life, therefore I make the following objections which I feel do not support the licensing objectives.

The prevention of public nuisance

The operating hours are asking for an increase to the previous licence which was held at this premises and this request is for Monday-Sunday 1000-0100 to sell alcohol, there will be a 30 minute winding down period which will take the closing period to 01.30.

This has the potential to cause serious impact upon the quality life of residents, apart from the weekends we have the potential to have public nuisance issues seven days a week, there will be an increase in the volume of traffic, some customers at the venue will have consumed alcohol and when drinking outside the premises may well have no regard for local residents in the noise they make and the language they may choose, as customers leave the premises and get into their taxi's there maybe noise which may impact upon residents quality of life, any public vehicle larger than a minibus will have difficulty in manoeuvring in the village and again this will affect residents at a late hour (Can be expanded upon at hearing).

The application is requesting live music at the venue until 2400 Monday-Sunday and recorded music until 0100 Monday-Sunday.

The village is a tranquil location and the application for live music up to this time is unacceptable, with the potential to have disruption seven days a week is a real concern, the location will allow the sound to carry through the entire village if this is not maintain to a responsible level, also any out door events in a marquee will have a severe impact upon the residents quality of life (Can be expanded upon at hearing).

This application will make this premises the latest operating license premise in the village and as a wedding venue with a large capacity raises concerns, I am fully aware that the owners have invested heavily into this project and the opening of the Old House pub should be welcomed and supported in the village however the points above require addressing.

Yours Sincerely

Gelli Aur
Llangynwyd
MAESTEG
Bridgend
CF34 9SB

14 March 2019

Licensing Section
Bridgend County Borough Council
Civic Offices
Angel Street
BRIDGEND
CF31 4WB

Dear Sir

Licensing Act 2003
Application for Premises Licence "The Old House" Llangynwyd

I refer to the application by Mr Steffan Jones for a Premises Licence for the "Old House Llangynwyd, which was formerly owned by Whitbread's Brewery and has been empty for several years..

I wish to object to the proposal for the following reasons.

With respect to the proposed opening hours, namely

1. Monday-Sunday 10.00 to 24 00 for Plays, Films Performance of Dance, Live Music.
2. Monday- Sunday 10.00 to 01.00 Recorded Music.
3. Monday –Sunday 23.00 to 01.00 Late Night Refreshments.
4. Monday –Sunday 10.00 to 01.00 Supply of Alcohol.
5. Monday –Sunday 08.00 to 01.30 Premises Open to the Public.

These proposed opening hours up to 1.30am. and other activities are totally out of proportion to what has always been a small village pub allegedly since 1147. If this licence is granted then those living in this small residential village of Llangynwyd, will be subjected to noise, disturbance and possibly antisocial behaviour due to the noise from the activities and customers arriving and leaving.

Anyone visiting the premises would have to use taxis or their own transport, no public

Continued/ 2

transport being available, and due to narrow access roads within the village any privately hired coaches would have to drop and pick up their passengers some distance from the premises, again causing the potential for disturbing the village residents during the late evening to early hours of the morning

In view of the above, I would urge the Licensing Authority to refuse the current application and would suggest that normal opening hours i.e. closing at 11.00pm would be more appropriate for the location, and that no live or amplified music or outdoor events be allowed.

Yours faithfully

licensing

From: Krista Humphrey
Sent: 19 March 2019 21:57
To: licensing
Subject: License Application, The Old House, Llangynwyd
Attachments: Licence Old House 20032019.docx

Importance: High

Good Evening,

Please find attached my objection letter in relation to the license application for the Old House, Llangynwyd as submitted by Mr Steffan Jones.

If you require any further information, please do not hesitate to contact me on

Many thanks

Krista Humphrey & Daniel Morgan
Ty Crwys (Formerly Yr Hen Ficerdy – The Old Vicarage)

Observations - Representations

I represent the old vicarage which is now a residential property that is situated within the Historical Conservation Village of Llangynwyd, we are a family with a son (12) and daughter (16). Our property is situated in the southern edge of the village adjacent to The Old House Public House. The most westerly point of the Old House borders my property and is approx 5 metres from my front door as the property faces the side of the pub and the courtyard which runs adjacent to the border of my property and my gardens can be currently overlooked which results in reduced privacy for us and our children.

We have lived next door to The Old House since November 2013 and during this time we have only ever experienced very few occasions when there would be live music and this was finished by 11pm, this was also the time when the previous tenant would stop serving.

As a result of my home being within very close proximity to the building, we have a number of concerns and objections to the current licence application. We appreciate that as we chose to purchase our home next to a Public House, however, the previous owners were considerate to the residents and disruption was kept to a minimum. However, we feel that the current request impacts very significantly on our right to privacy and personal wellbeing. Our main concerns are the noise and disruption that granting such a licence will attract.

The current tenant advised my partner that the licence would be the same as the previous licence that was held, apart from the earlier opening hours, however, on investigating the details of the previous licence, this is not the case, as additional hours are being sought that run late into the evenings, 7 days per week.

Looking at other Pubs in the area that have entertainment and are close to residents, the times of the entertainment and frequency are much more reduced and respectful of the local residents.

In order to appreciate my proximity to the Old House, I have attached a map below.

I have the following objections/concerns to the current licence –

	Days	Time	In or Outdoors	Comment on licence	My Concerns
Plays	Mon - Sunday	10:00-24:00	Both	Amplified, potential school plays and/or concerts	This is far too late, the noise will be amplified and due to the location, privacy is vastly reduced for my family and property and noise levels will be amplified by people and the plays.
Films	Mon – Sunday	10:00-24:00	Both	Amplified, potential for outdoor films and/or cinema	As above
Live music	Mon – Sunday	10:00-24:00	Both	Music by live bands	Due to recent experience of live band in the Pub grounds and from the

					music that used to be played in the other pub in the village, the noise was excessive and clearly heard from within my property, I do not know whether the function room has been afforded with sound proofing, noise amplifies the later you go in to the evening as village is very quiet
Recorded Music	Mon – Sunday	10:00-01:00	Both	Recorded music to played over the outdoor courtyard which runs adjacent to the newly built function room	This will be played in the courtyard adjacent to my property and this will radiate toward my property will be clearly heard, again my children’s bedrooms are to the front of the property (as the premises faces the courtyard) and if music is played until 1am, they will not be able to sleep and we will not be able to have windows open.
Performance & Dance	Mon – Sunday	10:00-24:00	Both	Potential for outdoor music to be amplified depending on event	As per above
Late night Refreshments	Mon – Sunday	23:00-01:30	Both	Premises has both indoor & outdoor areas where late night refreshments may be consumed during these times	Too late, it encourages people to be outside as refreshments are being served and this will undoubtedly encourage people to remain within the village until much later in to the early hours and by the time people leave it will be closer to 2am and noise levels are amplified due to the time of night and residents will be disturbed by the moving vehicles. 7 days per week is excessive for my family and the other residents as there will be no respite from people being in the village and not leaving until very early hours and many

					people in this village work and many have young children.
Supply of alcohol	Mon - Sunday	10:00-01:00	Both	30 minute wind down (this will take it to 1:30 and then people will leave). The premises has outdoor areas where refreshments will be consumed during day and night. Potential for alcohol to be sold form outdoors in addition to indoors(alcohol drunk in outside areas at 1am)	This is too late and due to the close proximity of the function room to my property, we will be exposed to late night drinking, increased chances of anti-social behaviour and the risk of harm to my children is intensified and no consideration has been taken for this by the Landlord. For families this is excessive time 7 days per week again with no respite during the week.

In addition to the above comments, being in such close proximity to the Old House, I would like the below to be considered as licence conditions –

- I would hope that consideration will be given to requesting that doors and windows are to be shut after 10pm, the function room runs adjacent to my property and there are a set of doors that directly faces my property and toward the rear of the function room and noise will naturally be directed to my property meaning that we will have the direct effect of noise, both music and people. The village is such a quiet location that noise does not disseminate and becomes magnified within the confines of the village. This would impede our ability to have windows open in the evening. A recent wedding that was permitted in the grounds in August 2018 was so loud that my windows vibrated, the music & DJ could clearly be heard in my home with the windows closed, we could not get to sleep until 1am and it had been mentioned to a person independent of the village, that the noise could be heard clearly further down the valley in Pont Rhyd y Cyff.
- In addition to the above point, I would request that sound monitors to be installed to review noise levels in and around the Public House, this will ensure that noise levels within the building remain at an appropriate level, I am not certain, but I do not believe that the property is sound proofed and the noise will be echoed within the high ceilings of the function room and any music being played outside.
- The courtyard that runs adjacent to my property to be closed to members of the public after 10pm, again, this is because it is directly adjacent to my property and where our main bedrooms and living areas are, this would severely impede my children’s ability for quality sleep and rest, especially if music is allowed to be played until 1am 7 days per week.
- My concern also in relation with the above point is the collation of people in this small enclosed area who are smoking and drinking and I believe that this prevents me from protecting my children from harm due to the fact that they will be exposed to people smoking, drinking, inappropriate language and behaviour. If music and lighting is provided until 1am, this would result in us having absolutely no privacy and noise levels will be

increased and persistent until early hours, again my children will not be able to sleep and get sufficient rest.

- Also, it has been requested that access to the public be granted at 7am on days of weddings. Especially on the weekend, this is not reasonable as vehicles can be clearly heard and no due care will be taken to minimise the disruption, 8am is more than reasonable.
- I am also concerned that by allowing the sale of alcohol from 10am – 1am that this will increase the risk of anti-social behaviour in the village, as quite often I go to my car in the morning and there are drinks containers been left on the pavement and monument.
- I am also concerned about the amount of additional vehicles that will be attracted by the Old House being a wedding venue, the village is already congested on days and this will be amplified when wedding parties arrive in buses and individual cars. The village roads are too narrow for large vehicles and damage to the village has already been caused by articulated lorries to numerous properties and the church. This in turn will mean that at closing time, these vehicles will be leaving the village and the noise and disruption will affect all of the residents.
- Please can it also be noted that when the Corner Inn was granted such a licence there was increased anti-social behaviour within the village, people in the street drinking, bottles, cans and cigarette ends were littered around the village and the volume of traffic leaving at all hours was disruptive as people would also be speeding, noise of taxis and the music was so loud in the village that the licence was eventually revoked.

In conclusion, I understand the Mr Jones wants to run a business and if this is done ethically, responsibly and with the village at the centre of its values, the Old House being re-opened can be a great asset to the village.

However, I want it recorded that as it stands I object to the licence application in its current form, people who do not live here do not understand how quiet this village becomes after 10pm and the slightest noises can be heard. This is a Historical Conservation Village that has great significance in Welsh history and I do not want its renowned reputation as a beautiful, unspoilt and quiet village to be tarnished. I suggest that more consultation needs to be carried out with the residents of the village. I, myself, have had no detail from the applicant, just to state that he had submitted an application and that it was the same, please refer to my introduction in terms of the detail of that conversation. The previous licence holder was extremely considerate to the residents of the village and would always be closed by 11pm and was only later on New Years Eve. Please understand that it is not my intention to be obstructive, as we have been extremely patient and tolerant with the disruption caused by workman starting at 8am, 7 days per week since planning was approved and the associated noise and disruption that this brought and not once was did we make a complaint as we knew it would be short term situation. However, now I have the safety, security and wellbeing of my family to consider and this application is not conducive to a healthy lifestyle.

I am more than happy to speak to you in relation to my objections and you may contact me at any time if you need further information or photos to demonstrate my close proximity to the building and newly constructed function room.

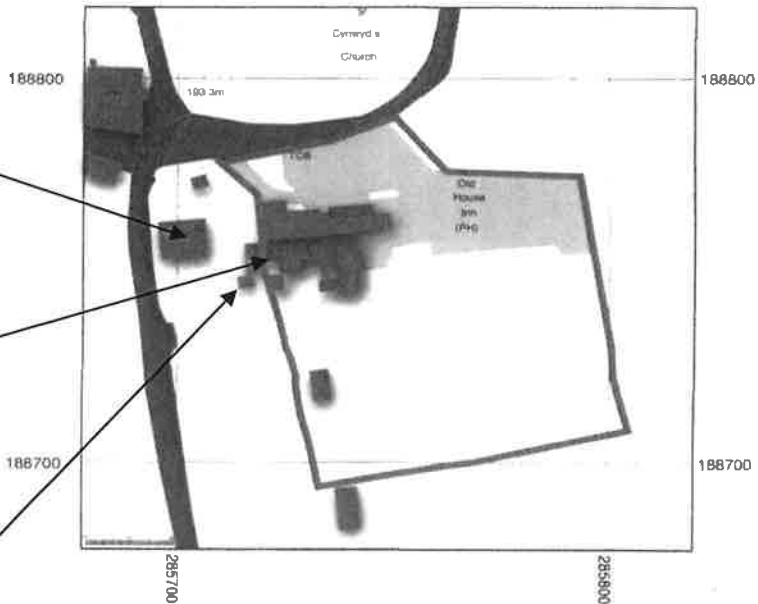
May I thank you in advance for taking my objections in to account and I look forward to speaking to you in the near future.

Krista Humphrey and Daniel Morgan

Residential Property-
the front of the house
is East facing

ewly built function
om with large doors

U/K what this building
is as shed and garage
further down the
garden, clear line of
sight



licensing

From: Rhian Gould
Sent: 19 March 2019 22:30
To: licensing
Subject: The Old House, Llangynwyd, CF34 9SB

Rhian and Chris James
5 White Hart Cottage
Llangynwyd
Maesteg
CF34 9SE

19th March 2019

Dear Sir or Madam,

Ref: The Old House, Llangynwyd – Premises Licence

We are writing in relation to the licensing application submitted for the Old House, Llangynwyd, CF34 9SB.

We live in the village, in close proximity to the Old House, and were regular visitors to the pub prior to its closure. We wish to stress that we were very pleased when we heard about the plans to renovate this wonderful building and have been really impressed by time and care that has gone into the project in order to ensure it remains true to its original character.

However we strongly believe that that the redevelopment of this building and the launch of a new business should not be detrimental to the health, wellbeing and way of life of the existing residents and are extremely concerned about the details of the licensing application that has been submitted.

Our main concerns are the lateness of the hours which they propose to play music, the lateness of the hours they propose to serve alcohol, and the fact that both of these are proposed outdoors as well as indoors, and are also proposed 7 days per week.

We would like to remind the council of the issues experienced when the other pub in the village (The Corner House) previously had a licence for late night opening/live music. This caused a great deal of disruption and distress to those of us who live within the village. The level of anti-social behaviour that took place as a result was completely unacceptable. This included;

- Vomiting and urinating in the street
- Litter thrown on the street by those drinking outside
- Excess noise
- Taxis beeping their horns late at night
- Vandalism/trespass
- Fighting, shouting and swearing outside the pub
- Climbing of church walls

During the occasions when live music was played, we were unable to sit outside due to the level of noise, and when played at night, unable to sleep as the noise levels were so high. The level of noise disrupted the entire village, including church services. We even had to leave our house and go to stay with relatives on one occasion because our young son was unable to sleep due to the noise.

There are several young families living in the village, with school age children, in addition to working people who work shifts and for whom music played outside until 1.00am will obviously cause an impact. Additionally there are a number of elderly residents with health problems that would no doubt be negatively effected should this application be granted.

It is particularly concerning that the pub is requesting a licence to play music outdoors in the courtyard until 1am, 7 nights per week. Surely this cannot be deemed reasonable?

We are also concerned about the noise and hazards from increased movement of vehicles in the village late at night. If alcohol is served until 1am 7 days per week, then it is likely that we will have buses/coaches/taxis moving around the village until well after this time.

In conclusion, the hours and activities proposed for those hours are completely unacceptable for such a small village, causing disruption, stress, inconvenience and discomfort for all who live in the village. The activities and hours proposed threaten to overwhelm and dominate the village 7 days per week, and seem more in keeping with a city centre venue, than a rural village with 25 houses.

We appreciate that this is a new business, and that the venue has a different business model from the previous owner, and we would like to see the pub thriving once again as it is important to many people in the valley. However we really do believe the current licensing application is unwarranted and unacceptable and would ask that the licensing officials to listen to our concerns carefully.

Yours faithfully

Rhian and Chris James

Sent from Rhian's phone

Kathryn and Paul Warren
The Barn
Llangynwyd
Maesteg
CF34 9SB

20th March 2019

Dear Sir or Madam,

Ref: The Old House, Llangynwyd – Premises Licence

We are writing in relation to the licensing application submitted for the Old House, Llangynwyd, CF34 9SB.

We live in the heart of the village, in close proximity to the Old House, and like many others who live here – moved to the conservation village to enjoy a quiet, rural way of life. We were regular visitors to the Old House before it closed, and were very much looking forward to it reopening so we could once again enjoy this characterful village pub. We were supportive of the redevelopment, and impressed at the efforts undertaken towards conservation during the renovation of the pub. However, we are now extremely concerned to see the detail of the licensing application that has been submitted.

Our main concerns are the **lateness of the hours which they propose to play music, the lateness of the hours they propose to serve alcohol**, and the fact that both of these are **proposed outdoors as well as indoors**, and are also **proposed 7 days per week**.

We would like to remind the council of the issues experienced when the other pub in the village (The Corner House) previously had a licence for late night opening/live music - which directly resulted in actual, numerous examples of anti-social behaviour outside the pub and throughout the village, namely:

- Vomiting and urinating in the street
- Litter thrown on the street by those drinking outside
- Excess noise
- Taxis beeping their horns late at night
- Vandalism/trespass
- Fighting, shouting and swearing outside the pub
- Climbing of church walls

During the occasions when live music was played, we were unable to sit outside due to the level of noise, and when played at night, unable to sleep as the noise levels were so high. The level of noise disrupted the entire village, including church services, and also meant that some families with young children had to temporarily move out of the village on the nights music was played as it was so loud and disruptive.

Therefore we are well aware of the likely disruption and impacts of such activities in the village through our direct experience of this previously. It is difficult to see how this could be mitigated against by the owners of the Old House, as people leaving a venue this late at night, having been served alcohol are not going to leave quietly. The fact that this may be a nightly occurrence is frankly horrifying.

There are several young families living in the village, with school age children, in addition to working people who work shifts (ourselves included) and for whom music played outside until 1.00am will obviously cause an impact.

It is particularly concerning that the pub is requesting a licence to play music outdoors in the courtyard until 1am, 7 nights per week?

I am not sure if you are aware but the pub held a wedding last summer, which was in a marquee. We were fortunate enough to be on holiday at the time, but from what we have heard from our neighbours, this music could be heard for miles around and not just in the village.

We are also concerned about the noise and hazards from increased movement of vehicles in the village late at night. If alcohol is served until 1pm 7 days per week, then it is likely that we will have buses/coaches/taxis moving around the village until well after this time. We have already worked closely with the council recently to erect No HGV signs following numerous incidents of HGV's getting stuck in the surrounding lanes, causing damage to the church walls and other private property.

In conclusion, the hours and activities proposed for those hours are completely unacceptable for such a small village, causing disruption, stress, inconvenience and discomfort for all who live in the village. The activities and hours proposed threaten to overwhelm and dominate the village 7 days per week, and seem more in keeping with a city centre venue, than a rural historic conservation village with 25 houses.

We appreciate that this is a new business, and that the venue has a different business model from the previous owner, and we would like to see the pub thriving once again as it is important to many people in the valley. However we really do believe the current licensing application is unwarranted and unacceptable and would implore the licensing officials to listen to our concerns carefully.

Yours faithfully

Kathryn and Paul Warren