

VARIATION OF PREMISES LICENCE NOTICE REPORT

Licensing Sub Committee



Date: 27 August 2025

Title of Report: Variation of Premises Licence

Lead Member: Councillor Sally Hayden (Cabinet Member for Community Safety, Libraries, Cemeteries and Crematoria)

Lead Strategic Director: Professor Steve Maddern (Office of the Director of Public Health)

Author: Marie Price (Senior Licensing Officer)

Contact Email: Licensing@plymouth.gov.uk

Your Reference: Plymstock Inn

Key Decision: No

Confidentiality: Part I - Official

Purpose of the report:

An application has been received from Jack Fry in respect of the Plymstock Inn. 88 Church Road, Plymstock, Plymouth, Devon, PL9 9BD for the Variation of a premises licence under Section 34 Licensing Act 2003.

Recommendations and Reasons:

That Members consider this report.

Alternative options considered and rejected:

None.

Relevance to the Corporate Plan and/or the Plymouth Plan:**Our Plan – A City to be proud of.**

This report links to the delivery of the City and Council objectives and outcomes within the plan.

Unlocking the City's Potential: The Licensing Policy and system aims to provide a balance between the need to protect residents and to enable legitimate businesses to operate within a necessary and proportionate regulatory framework. This in turn makes a safer, more vibrant Plymouth to allow economic growth and opportunities for increased levels of employment.

Caring for People and Communities: The Licensing Policy has put in place an appropriate framework to allow the effective control of alcohol supply and regulated entertainment to keep all members of society protected and feeling safe by focusing on prevention and early intervention. The licensing system minimise the burdens on business and to allow communities the opportunity to influence decisions.

See [Our Plan](#)

Implications for Medium Term Financial Plan and Resource Implications:

Not applicable

Financial Risks

Not Applicable

Legal Implications:

(Provided by Ian Wills)

No legal implications identified

Carbon Footprint Carbon Footprint (Environmental) Implications:

No direct carbon/environmental impacts arising from the recommendations

Other Implications: e.g. Child Poverty, Community Safety, Health and Safety and Risk Management:

** When considering these proposals members have a responsibility to ensure they give due regard to the Council's duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act and those who do not.*

Members should be aware that Section 17 of the Crime and Disorder Act 1998 puts a statutory duty on every Local Authority to exercise its various functions with due regard to the need to do all that it reasonably can do to prevent crime and disorder in its area.

Published work / information:

For more information please see the below links.

[Statement of Licensing Policy](#)
[Licensing Act 2003](#)
[Revised guidance issued under section 182 of the Licensing Act 2003 - April 2025](#)
[Live Music Act 2012](#)
Appendices

Ref.	Title of Appendix	Exemption Paragraph Number (if applicable) <i>If some/all of the information is confidential, you must state why it is not for publication by virtue of Part 1 of Section 41 of the Local Government Act 1972 by ticking the relevant box</i>						
		1	2	3	4	5	6	7
A	Briefing report (mandatory)							
B	Operating Schedule to be removed (Appendix A)							
C	Operating Schedule to be added (Appendix B)							
D	Environmental Health Representation (Appendix C)							

E	Resident Representations (Appendix D – H)							
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Background papers:

Please list all unpublished, background papers relevant to the decision in the table below. Background papers are unpublished works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based.

Title of background paper(s)	Exemption Paragraph Number (if applicable)						
	<i>If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.</i>						
	1	2	3	4	5	6	7
Application							

Sign off:

Fin	Click here to enter text.	Leg	IW 08.08.25 5084	Mon Off	Click here to enter text.	HR	Click here to enter text.	Assets	Click here to enter text.	Strategic Proc	Click here to enter text.
Originating Senior Leadership Team member: N/A											
Please confirm the Strategic Director(s) has agreed the report? N/A											
Date agreed: N/A											
Cabinet Member signature of approval: N/A											
Date: N/A											

1.0 INTRODUCTION

1.1 On the 3rd July 2025 the licensing department received an application from Jack Fry for the Variation of a Premises Licence under Section 34 Licensing Act 2003 in respect of the Plymstock Inn, situated at 88 Church Road, Plymstock, Plymouth, Devon, PL9 9BD

1.2 Details of variation

Current Licensable Activities	Variation Application
<u>(c) Indoor sporting event</u> Sunday to Wednesday 08:00 to 00:00 Thursday to Saturday 08:00 to 01:00 Non Standard Timings: New Year's Eve: 0800hrs to 0800hrs New Years Day	No changes to licensable hours requested.
<u>(e) Live Music</u> (Indoors and Outdoors) Monday to Sunday 08:00 to 23:00 Non Standard Timings: Christmas Eve Until 0100hrs. New Year's Eve: 0800hrs to 0800hrs New Years Day	No changes to licensable hours requested.
<u>(f) Recorded Music</u> (Indoors & Outdoors) Monday to Sunday 08:00 to 23:00 Non Standard Timings: Christmas Eve Until 0100hrs New Year's Eve: 0800hrs to 0800hrs New Years Day	No changes to licensable hours requested.
<u>(h) Anything of a Similar Description to that falling within (e) (f) or (g)</u> Monday to Sunday 08:00 to 23:00 Non Standard Timings: On Christmas Eve to 01:00hrs New Year's Eve: 0800hrs to 0800hrs New Years Day	No changes to licensable hours requested.
<u>(i) Late Night Refreshment (Indoors)</u> Monday to Wednesday 23:00 to 00:00 Thursday to Saturday 23:00 to 01:00 Sunday 23:00 to 00:00 Non Standard Timings: Christmas Eve to 01:00hrs New Year's Eve: 0800hrs to 0800hrs New Years Day	No changes to licensable hours requested.
<u>(j) Supply of Alcohol for consumption On & Off the premises.</u>	No changes to licensable hours requested.

Sunday to Wednesday 08:00 to 00:00 Thursday to Saturday 08:00 to 01:00 Non Standard Timings: Christmas Eve to 01:30hrs New Year's Eve: 0800hrs to 0800hrs New Years Day	
<u>(I) Hours premises are open to the public</u> Sunday to Wednesday 08:00 to 00:30 Thursday to Saturday 08:00 to 01:30 Non Standard Timings: Christmas Eve to 02:0hrs New Year's Eve: 0800hrs to 0800hrs New Years Day	No changes to licensable hours requested.

1.3 Variation application

The nature of the proposed variation is; All conditions in Annex 2 and 3 to be replaced with the attached new conditions. (Appendix A & B)

All existing licensable activities and opening hours to remain the same.

Please note: The majority of the conditions in annex 2 are outdated and would require an update however the removal of condition S177A(4) of the Licensing Act 2003 in annex 3 which was imposed at a review hearing on 4th April 2017 will therefore mean that any new or existing conditions applied in relation to entertainment and public nuisance will no longer apply between the hours of 08:00hrs and 23:00hrs for the licensable area (Inside and out). This will also mean that the current outside area conditions would no longer apply.

Most of the representations are in relation to noise and disturbance in the outside space of the premises.

- 1.4 Representations have been received in respect of this application from Plymouth City Council Environmental Health Officer and Residents.

1.5 Cumulative Impact Policy

This application does not fall within an area to which the Cumulative Impact Policy applies.

2.0 RESPONSIBLE AUTHORITIES

- 2.1 *Devon & Cornwall Police* – no representations.

- 2.2 *Environmental Health* – Has made representation relating to the prevention of public nuisance (Appendix C).

- 2.3 *Devon & Somerset Fire & Rescue Service* – no representations.

2.4 *Trading Standards* – no representations

2.5 *Planning Officer* - no representations.

2.6 *Child Protection* – no representations

2.7 *Health & Safety Executive* – no representations.

2.8 *Health Authority (ODPH)* – no representations.

2.9 *Licensing Authority* – no representations

3.0 OTHER PARTIES

Five representations have been received that are attached to this report marked appendix D to H.

4.0 CONSIDERATIONS

4.1 The Committee is required to determine this application with a view to promoting the licensing objectives which are:

- the prevention of crime and disorder.
- public safety.
- the prevention of public nuisance.
- the protection of children from harm.

In making its decision the Committee is also obliged to have regard to:

- the guidance issued under section 182 of the Licensing Act 2003 with the following paragraphs relevant to this application: 1.2 – 1.5, 1.16 – 1.17, 2.21 – 2.27, 8.35 – 8.37, 9.3, 9.11, 9.31 - 9.36, 9.38 – 9.40, 9.42 - 9.44, 10.8-10.10, 16.1 - 16.9, 16.28-16.29, 16.36 - 16.41
- the Council's own Licensing Policy with the following headed paragraphs being relevant to this application: Licensing Objectives (Page 12), Public Nuisance (Page 22), Licensing conditions (page 27) the representations (including supporting information) presented by all the parties.

The Committee must take such of the following steps as it considers appropriate for the promotion of the licensing objectives:

1. Grant the application as applied for subject to:

- a. The conditions consistent with the operating schedule (modified* as considered appropriate for the promotion of the Licensing Objectives),
- b. The mandatory conditions under sections 19, 20 and 21 of the Act, and

c. Any other conditions considered appropriate for the promotion of the licensing objectives

* Modified includes altering, omitting or adding to them

2. Grant the licence as above but exclude any of the licensable activities detailed on the application from the licence

3. Reject the application

The Committee is asked to note that it may not modify the conditions or reject the whole or part of the application merely because it considers it desirable to do so. It must actually be appropriate in order to promote the licensing objectives.

Appendix A

Conditions to be removed**ANNEX 2 - CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE****A Supply of alcohol**

- Any existing conditions attached to existing justices licence
- The authorised hours for the sale of alcohol do not prohibit:

1. consumption of the alcohol on the premises or the taking of sale or supply of alcohol to any person residing in the licensed premises;
2. the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;
3. the sale of alcohol to a trader or club for the purposes of the trade or club;
4. the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces;
5. the taking of alcohol from the premises by a person residing there; or
6. the supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so supplied; or
7. the supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of alcohol so supplied, if the liquor is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises.

Steps that have been taken to promote the four Licensing Objectives**(a) GENERAL**

1. Staff banned from drinking on duty
2. Records maintained of any material incidents within or in immediate vicinity of premises
3. Drugs warning notices on display
4. Zero tolerance to drugs use and dealing
5. Policy of banning customers for misbehaviour within or in vicinity of premises where deemed necessary and appropriate
6. Availability of soft drinks, non-alcoholic and/or low alcohol beverages at all times
7. Food available

(b) THE PREVENTION OF CRIME AND DISORDER

1. Specific staff training and supervision in assessment of customer consumption and condition
2. CCTV System covering all internal area
3. No drinks hoarding
4. No cheap alcoholic drinks promotions, cut price drinks, 'package drinks'
5. Pro-active policy against "binge" drinking
6. Zero tolerance to offensive conduct
7. Regular glass collection

(c) PUBLIC SAFETY

1. Air-extractor provided
2. Regular dedicated cleaning of premises

(d) THE PREVENTION OF PUBLIC NUISANCE

1. Advisory notices re noise on leaving premises
2. Freephone or similar taxi facility
3. Nominated staff to deal with complaints from neighbours
4. CCTV and/or regular monitoring of external areas of premises at night

(e) PROTECTION OF CHILDREN FROM HARM

1. Warning notices in place in relation to under age drinking
2. Full training for staff in law specifically relating to minors and alcohol and specific photo i/d proof of age requirements

ANNEX 3 - CONDITIONS ATTACHED AFTER A HEARING BY THE LICENSING AUTHORITY

Licensing Sub-Committee of 04 April 2017

Use of the outside seating area

- After 21.00hrs no drinks are to be taken outside to the outside area and no consumption of drinks to occur after 21.30hrs. The area to be closed to patrons at 22.00hrs
- A sign is to be placed in the outside rear area specifying that no drinks are to be taken into this area after 21.00hrs. The area to be closed to patrons at 22.00hrs.
- After 21.30hrs noise levels in outside areas are to be monitored and controlled to minimise any potential impact on local residents.

The following conditions are applied in accordance with Section 177A(4) of the Licensing Act 2003

Noise Nuisance

- The performance of regulated entertainment will cease by 23.00hrs.
- No regulated entertainment will take place until a noise limiting device (the specification and design to be agreed with Environmental Health Service) is fitted so that all regulated, live, karaoke and recorded music (including the Juke Box) is channelled through the device(s). The maximum noise levels be set by agreement with the Environmental Health Service and will be reviewed from time to time as appropriate. The noise limiting device must be fully functional and in proper working order at all times during performance of live and recorded music. If the noise limiting device breaks down the council's Environmental Health Service must be informed as soon as reasonably practicable and in any event within 24 hours of the device breaking down. Equipment failures shall be repaired or replaced as soon as is reasonably practicable and without undue delay. No performance of live and recorded music shall proceed if the noise limiting device is not in proper working order.
- All doors and windows shall be kept shut during regulated entertainment.
- All doors and windows shall be maintained in good order and where appropriate acoustically sealed to minimise noise breakout
- Noise emanating from the premises must not be heard above background levels 1 metre from the facade of the nearest residential property.
- The performance of regulated entertainment will be limited to a maximum duration of three hours inclusive of any breaks.

- The performance of regulated entertainment will be limited to two sessions per week.
- The PLH shall nominate a senior member of staff as the person responsible for the management, supervision, compliance with licensing conditions and general control of regulated entertainment. This person will also be responsible for instructing performers on the restrictions and controls to be applied.
- The PLH or nominated person shall carry out observations in the residential streets surrounding the public house on at least 30 minute intervals whilst live music, karaoke or DJ's playing recorded music is taking place to establish whether there is a noise breakout from the premises. These checks must be documented.
- The PLH or nominated person shall ensure that suitable signage is positioned at exits to request the co-operation of patrons, in particular to make as little noise as possible when leaving the premises or any car-park. and asked to leave the vicinity quickly and quietly.
- The PLH or nominated person shall be available at all times during regulated entertainment and who is responsible for co-operating and liaising with any relevant responsible authority. A contact telephone number will be made available to local residents to contact the nominated person.

Plymstock Inn – New Conditions**Appendix B****Prevention of Crime and Disorder**

1. All staff engaged in licensable activity at the premises will receive training and information in relation to the following

i. The *Challenge 25* scheme in operation at the premises, including the forms of identification that are acceptable.

ii. The hours and activities permitted by *the premises licence* issued under the Licensing Act 2003 and conditions attached to the licence.

iii. How to complete and maintain the refusal register in operation at the premises (in relation to the sale of alcohol).

iv. Recognising the signs of drunkenness.

v. The operating procedures for refusing service to any person who is drunk, under-age or appears to be under-age, or appears to be making a proxy purchase.

vi. Action to be taken in the event of an emergency, including reporting an incident to the emergency services.

2. Training shall be recorded in documentary form and shall be regularly refreshed at no greater than *6-month* intervals. Training records shall be made available for inspection and copying at reasonable times upon request of an authorised officer of a responsible authority.

3. Training records will be retained for at least 12 months

4. An incident book shall be maintained to record any activity of a violent, criminal, or anti- social nature. The record will contain the time and date, the nature of the incident, the people involved, the action taken and details of the person responsible for the management of the premises at the time of the incident

5. The Premises Licence Holder or Designated Premises Supervisor shall ensure a sales refusal register is maintained to include details of all alcohol sales refused and the reason for the refusal. The refusals register should be made available to an authorized enforcement officer on request.

6. The Premises Licence Holder will ensure that a CCTV system is fully compliant with the guidance contained in the Information Commissioner's Office (ICO) guidance document (www.informationcommissioner.gov.uk) regarding installation of CCTV is provided at the premises.

7. Images shall be retained for a minimum of 31 days

8. The CCTV system shall be capable of downloading images to a recognizable viewable format.

9. At all times the premises are open for business a member of staff shall be present who is capable of operating the CCTV system and downloading images at the request of police or other authorised officer

Protection of Children from Harm

1. There will be in place a written age verification policy in relation to the sale or supply of alcohol, which will specify a *Challenge 25* proof of age requirement. This means that staff working at the premises must ask individuals who appear to be under 25 years of age, attempting to purchase alcohol, to produce identification. The only acceptable identification documents will be:

- A photo driving licence
- A passport
- An identification card carrying the PASS hologram

Unless such identification is produced the sale of alcohol must be refused.

Public Nuisance

1. Between the hours of 23:00 and 08:00 there must be total sound containment within the premises.
2. After 23:00 no drinks are permitted in the outside areas. After 23:00 the outside area can be used for smoking only.
3. Signage will be present in the outside area notifying patrons that they must not cause unreasonable disturbance to any nearby residential properties.
4. Any patrons found to be causing unreasonable disturbance in the outdoor area will be ejected from the premises.
5. Suitable receptacles must be provided for smoking related litter.
6. Suitable signage at all relevant exits requesting that patrons make as little noise as possible when leaving the premises shall be displayed.
7. A senior member of staff (manager) will assess the impact of all activities taking place after 23:00.

Appendix C

OFFICIAL

MEMO

Public Protection Service



Licensing Act 2003	
Environmental Health Representation	
From:	Unit Manager, Public Protection Service
To:	Head of Licensing Section
FAO:	Marie Price
Date:	30 th July 2025
Schedule Ref:	957247
Investigating Officer: Will Tomkins	Extension Number: 304740
Application Details:	
Premises: Plymstock Inn, 88 Church Lane, Plymstock, PL9 9BD	
Name of Applicant: Jack Fry	
Address: The Odd Wheel, Knighton Road, Wembury, PL9 0JD	
Type of Application: Variation	
Date of Inspection: 21 st July 2025	
Representation	
This department would like to make the following representation:	
I consider the application to undermine the following licensing objectives:	
(please delete as appropriate)	
The Prevention of Public Nuisance	
The likely effect of granting the licence as applied will undermine the licensing objectives because:	
(How will the application undermine one or more of the four licensing objectives - under each objective explain what problems would occur if the licence were granted as applied for. Provide evidence/experience where possible.)	

The Plymstock Inn, 88 Church Lane Plymstock is surrounded on 3 sides by residential properties and the church immediately across the road. The venue has a history of noise complaints and was brought before the Licensing Committee on 4th April 2017 where conditions were added to the premises licence. Some of these were added under section 177A(4) of the Licensing Act 2003 removing exemptions for live and recorded music.

Mr Fry took over the Plymstock Inn on the 7th May 2025. The Environmental Health Department would expect any new licence holder to make themselves aware of any conditions on a premises licence when they take on a venue.

Following Mr Fry taking over the venue the Environmental Health Department received 3 Complaints of noise and breaches of the existing premises licence conditions.

In light of the noise complaints and suspected breaches of the premises licence a warning letter was sent to the licence holder making it clear that investigations are underway. The letter included details of the potential breaches of the premises licence.

An application to vary the premises licence to remove conditions relating to noise and replace them with more relaxed conditions was received by Plymouth City Council on the 3rd July 2025.

A meeting with the premises licence holder took place on the 21st July where the variation application, complaints and possible breaches of the current premises licence were discussed. The music was turned on in the garden and it was established that the volume currently in use was in breach of one of the licence conditions, namely "Noise emanating from the premises must not be heard above background levels 1 metre from the facade of the nearest residential property." Mr Fry turned the garden speakers off immediately.

On the 23rd July I emailed Mr Fry on behalf of The Environmental Health Authority acting as a responsible authority under the Licensing Act 2003. The email listed conditions that the Environmental Health Authority think are relevant for the prevention of public nuisance licensing objective. The email requested Mr Fry respond with any alternative conditions he would consider meet the licensing objective for the Prevention of Public Nuisance.

Mr Fry responded to my email but did not offer any alternative conditions.

The Environmental Health Department is concerned that the existing licence conditions have not been adhered to since Mr Fry took on the licence. There is a lack of confidence in the management and a real concern that any new conditions may not be adhered to. Mr Fry has made it clear that he will not be working at the premises full time, so will be unable to personally ensure any conditions are met.

It is the Environmental Health Departments opinion that the conditions suggested by the applicant will have a negative impact on the licence objective for The Prevention of Public Nuisance.

Recommendations

I therefore recommend that the following alternative conditions are added rather than those suggested by the applicant. This is to meet the licence objective for the prevention of public nuisance.

Prevention of Public Nuisance - Use of the outside seating area

1. The children's play area is to be closed to all customers at 19:00.
2. No drinks are to be taken outside after 21:00 Sunday – Thursday and 21:30hrs on Friday and Saturday.
3. The outside seating area to be closed to patrons at 21:30 Sunday- Thursday and 22.00hrs on Friday and Saturday.
4. Signage is to be placed in the outside rear area specifying that;
No drinks are to be taken into this area after 21:00 Sunday – Thursday and 21:30hrs on Friday and Saturday
The area to be closed to patrons at 21:30 Sunday- Thursday and 22.00hrs on Friday and Saturday.
Please keep noise levels to a minimum to respect nearby residential properties.
Any customer causing a disturbance will be asked to leave.
5. Any patrons found to be causing unreasonable disturbance in the outdoor area will be ejected from the premises.
6. Suitable receptacles must be provided for smoking related litter.

Prevention of Public Nuisance

1. Between the hours of 23:00 and 08:00 there must be total sound containment within the premises.

The following conditions are applied in accordance with Section 177A(4) of the Licensing Act 2003

2. After 21:00 hours all music, including background music is prohibited in the outside areas.
3. The performance of regulated entertainment will cease by 23.00hrs.
4. No regulated entertainment will take place until a noise limiting device (the specification and design to be agreed with Environmental Health Service) is fitted so that all regulated, live, karaoke and recorded music (including the Juke Box) is channelled through the device(s). The maximum noise levels be set by agreement with the

Environmental Health Service and will be reviewed from time to time as appropriate. The noise limiting device must be fully functional and in proper working order at all times during performance of live and recorded music. If the noise limiting device breaks down the council's Environmental Health Service must be informed as soon as reasonably practicable and in any event within 24 hours of the device breaking down. Equipment failures shall be repaired or replaced as soon as is reasonably practicable and without undue delay. No performance of live and recorded music shall proceed if the noise limiting device is not in proper working order.

5. Noise emanating from the premises must not be heard above background levels 1 metre from the facade of the nearest residential property.

6. The PLH shall nominate a senior member of staff as the person responsible for the management, supervision, compliance with licensing conditions and general control of regulated entertainment. This person will also be responsible for instructing performers on the restrictions and controls to be applied.

7. The PLH or nominated person shall be available at all times during regulated entertainment and who is responsible for co-operating and liaising with any relevant responsible authority. A contact telephone number will be made available to local residents to contact the nominated person.

Appendix D

<p>Please explain the likely effect the granting of the application would have on the promotion of the above Licensing Objectives:</p>	<p>I am writing to object to the requested changes to the Plymstock Inn License. I am writing on behalf of myself and son who has complex health needs, with a house that is close to the Plymstock Inn.</p> <p>If the changes were granted and the Plymstock Inn was able to extend their times of patrons in the beer garden and live music being played, then the increase in noise would dramatically affect my vulnerable son's sleep. This would be due to the loudness of the patrons and general noise being heard in his bedroom. Whilst it is appreciated these are new owners, the current conditions attached to the License have prevented noise from patrons in the beer garden and noise emitting from the pub since the conditions were added in 2017. There have not been any problems with bad language or general rowdiness of patrons leaving the premises since the conditions were attached, however removing the conditions could effectively create an environment of this reoccurring.</p> <p>My son is extremely vulnerable and suffers with _____ and this would cause my son stress and anxiety, negatively impact on his quality of life and being able to feel safe in his own home. Stress from loud noise, bad language</p> <p>Due to me not living in Plymouth it concerns me that I would not be immediately available to be able to support my son, should he become distressed because of the noise emitting from the Plymstock Inn.</p> <p>I was made aware of a Plymstock Inn Facebook "thread" started 21.6.25 called Customer Announcement where the Landlord appears to solicit pub users to support his mission to remove conditions. The Landlord states within the "thread" that he feels the conditions are ridiculous, unfair and will cost this business 100s of thousands of pounds a year etc and that he has a good relationship with PCC Licensing. There is no mention or consideration of people living close to the pub who will be impacted by any changes made to the conditions attached to the License. I am not wishing to stop a publican from making money but just asking for consideration of those who live locally in a quiet residential area and do not wish to have the stress and anxiety of a public nuisance being created when this had previously been effectively managed due to the conditions on the License. Therefore, making the area a pleasant place to live.</p> <p>I know that even writing this objection has the potential of putting my vulnerable son at risk by making him a target by those who frequent the Plymstock Inn, especially by some of those who wrote the comments on the Plymstock Inns Facebook post. It greatly concerns me that if the Landlord is not satisfied with the outcome then there is potential for further negative comments to be made on the Plymstock Inns Facebook page about the residents who objected.</p>
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Figure 1

Appendix E

<p>Please explain the likely effect the granting of the application would have on the promotion of the above Licensing Objectives:</p>	<p>We live _____ and can hear everything that goes on in the beer garden. At present they play pipped music from around 11am till 9pm at a medium volume which does reflect off our property. The music is played Monday to Saturday and from around 11.45am on Sundays. I did speak to the manager a few weeks ago about the noise because it was playing till at least 10.30pm with no customers in the garden, he did immediately turn it down but his attitude was a bit dismissive, all I asked was for the music to be turned down when no customers were outside after 9pm, reminding him that there was a 9pm condition on the license, his reply was to tell me that this 9pm condition was with the previous owners and his new license allowed music to be played anytime, I believe he has told other people the same thing. As for the new application for extended hours I feel this will make a huge impact on our lives concerning noise, especially music and customers outside after 9pm. My job as a postman requires me to get up early and go to bed at 9 to 10pm, outside noise will dramatically affect my sleep, as for my wife who is disabled and has trouble sleeping anyway, this will affect her also. We have no problem with an extended license providing it is kept within the pub itself but not outside. Also there is a care home almost next door to the pub with a lot of elderly residents, many with severe health problems, this will also dramatically affect their lives as</p>
<p>Is there any reason why you do not want your personal details to be passed on to the premises licence holder:</p>	<p>well. No</p>
<p>Number of documents in support of your representation uploaded:</p>	<p>0</p>
<p>Declaration</p>	
<p>By submitting this form I declare that I have read the representation guidance notes and agree that a copy of my representation will be given to the licence premis owner:</p>	
<p>I confirm I have read the representation guidance notes and agree that a copy of my representation will be given to the premises licence holder.</p>	
<p>Signed:</p>	
<p>Date:</p>	<p>20/07/2025</p>

Appendix F

Formal Objection to Premises Licence Variation, The Plymstock Inn, PL9 9DB

Dear Plymouth City Council,

We are writing to address the recent application to change the premises licence at The Plymstock Inn, PL9 9DB. As residents with young local authority foster children, we wish to formally object to this change. We believe it would undermine the objectives set by the Licensing Act 2003 and infringe upon our rights under the Environmental Protection Act 1990. The circumstances surrounding implementation of the addendum in 2017 have not changed, this continues to be a residential area and these residents continue to need protection from noise emanating from the premises. We specifically bought a property in this area because of these protections and would be very distressed to see them removed.

Our Grounds for Objection

1. Prevention of Public Nuisance - Since the change in management, noise levels, especially from the outdoor area, have risen significantly. This is largely down to the increased play area and the additional 50 outdoor seats. The disturbances we have encountered so far are;

- Loud music being played outdoors well past the allowed cut-off.
- Groups of patrons singing, shouting, and swearing late into the night, both on weekdays and weekends.
- Noisy gatherings continuing after the outdoor area should have closed, as patrons linger without being asked to leave.

This disruption has directly impacted our quality of life:

- We cannot open our windows in warm weather because of the noise.
- Our sleep was frequently disturbed, even with windows shut, especially on school nights.
- We cannot enjoy our own garden due to the noise.

The current circumstances clearly violate the public nuisance licensing objective and fails to protect local residents from unreasonable interference in the use of their property.

2. Protection of Children from Harm - Our children, including one in a rear-facing bedroom, have been exposed to:

- Swearing and drunken antics heard through their bedroom windows.
- Trouble getting to and staying asleep because of the sound coming from the pub.
- Can't focus on games or do homework, can't settle down for the night with continued disruption.

The language adults use and the noise of adults up past bedtime affects sleep and undermines a safe home environment. This directly contradicts the aim to protect children from harm, both physically and mentally.

3. Environmental Health Concerns - Besides evening disturbances, the addition of a large outdoor play area, used heavily throughout the day, now creates constant noise. A There is no escape from the noise during the day, from noon on. This never-ending disruption is taking an enormous toll on our health, our mental state and our jobs that we are often doing from home. We are encountering;

- High-pitched screaming and shouting from unsupervised children.
- Amplified sound systems used during the day, sometimes overlapping with school hours.

4. Failure to Comply with Existing Licensing Conditions - The management has repeatedly failed to follow current licensing conditions. They had no awareness of the conditions on their own premises, until these were brought to their attention by a resident. They had been up until that point been:

- Playing music past allowed hours.
- Responding to complaints with dismissive or inaccurate statements, such as claiming, "we only have to turn the music off at 10pm," ignoring broader noise control responsibilities.

This response shows a lack of understanding or disregard for the current licence. Any loosening of conditions would likely worsen their ability or willingness to comply in the future.

5. Lack of Effective Management - It's become clear that the present management doesn't have the ability to self-regulate effectively given the experiences during their first few weeks of stewardship. The drastic change in behaviour only resulted after a negative post by them on social media (21.6.25 attached), which is not something anyone can rely on. Despite being a little better than when they put pen to paper online, the noise continues to be very loud up to 9pm. The one redeeming feature is that the current limits do not allow this to go on late into the night.

6. Incompatibility with Local Licensing Policy - Local licensing policy aims to:

- Protect residential amenity.
- Prevent excessive noise and antisocial behaviour.
- Encourage responsible management of licensed venues in mixed-use areas.

The applied for extension and variation of use of the Plymstock Inn would change the spirit of the establishment from being a village-feel, family pub into a high volume late night venue. A move such as that does not fit into the local residential area.

We support the success of the pub and are glad that it can thrive as a community asset. But this has to be balanced against the rights of the community to have peace, safety and security in their homes.

We respectfully request the committee to:

Reject the proposed changes and ensure all existing licence conditions in appendix 3 (4/5/2017) are to remain, ensuring those jurisdictions that apply to outdoor seating, music, entertainment and hours of use are in full effect and adhered to.

If we lower these protections, it becomes a slippery slope that we do not want to find ourselves on and will negatively impact our own and local residents' ability to live and work in a safe, peaceful community. These conditions were put into place many years ago and have been hugely successful. However, the success does not mean they should be removed, this means they have been effective and should remain unchanged.

Kind Regards



Appendix G

<p>Please explain the likely effect the granting of the application would have on the promotion of the above Licensing Objectives:</p>	<p>Our main concern is the proposal for the outdoor time period to be extended to midnight in a residential area. Since the new Licensee has taken over an external sound system has been installed and most days piped music is played from about eleven in the morning through the rest of the day. This may be to attract customers but it is normally above the ambient noise level and the result is ourselves and our neighbours receive the piped music as well. Prior to this application a neighbour has spoken to a manager regarding the outside area still being open after 21:30 and the noise level of some customers. The Supervisor was unaware of the current licensing condition.</p> <p>The original conditions laid out in annex 3 which resolved the issue of problems caused by late night outside alcohol consumption do not seem unreasonable for a licence in a residential area. Possibly outside drinking on Friday and Saturdays could be relaxed by an hour but not the recorded or live music.</p> <p>Secondly the hours requested for opening are too late for a residential area which will cause increased noise levels for local residents when many will be trying to sleep with customers arriving and leaving in groups or by car. This is already noticeable since the change of licensee under the current hours. After midnight and later at weekends seems more akin to a nightclub, which will tend to attract a potentially noisier crowd.</p> <p>The conditions currently attached to the license including Annex 1 & 2 all seem to be good practice and I see no reason for their removal at this time with a new licensee.</p> <p>We have been accustomed to occasional one-off special events in the past (Normally bank holidays) which have been pretty loud and have had no issue with these as they are not that frequent. However, the current application offers the potential same problems which occurred previously causing the licence to be reviewed.</p>
<p>Is there any reason why you do not want your personal details to be passed on to the premises licence holder:</p>	<p>Yes</p>
<p>Provide reasons:</p>	<p>During the issues when the current license was being amended, I had an unpleasant meeting with the manager who then denied every speaking or meeting me at the licensing review meeting. Therefore, I wish to avoid any potential new issues.</p>
<p>Number of documents in support of your representation uploaded:</p>	<p>0</p>
<p>Declaration</p>	
<p>By submitting this form I declare that I have read the representation guidance notes and agree that a copy of my representation will be given to the licence premis owner:</p>	
<p>I confirm I have read the representation guidance notes and agree that a copy of my representation will be given to the premises licence holder.</p>	

Appendix H

LICENSING REPRESENTATION



Case reference: FS-Case-734588123

Premises	
Name of the premises:	The Plymstock Inn
With regard to the following application I want to:	Object
Premises address:	92 Church Road, Plymouth, Devon, PL9 9BD
Representation	
In what capacity are you applying:	Any other person

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Name:	
Telephone number:	
Mobile number:	
Email address:	
Address:	
Representation details	
Which of the following Licensing Objectives is this representation relevant to:	C. The prevention of public nuisance
	<p>I have the following concerns. The outdoor time for pub guests is to be extended to midnight throughout the week in a residential area. Inside the pub the time has been extended to 1:30 from Thurs - Sat, this will increase noise level and traffic with comings and goings, both on foot and by car at a time when residents are sleeping. This will create a public nuisance which would impact my own and other residents' wellbeing.</p> <p>Under the new licensee's, music is piped outside from around 11am and throughout the rest of the day and is already above ambient noise levels. As a result, all surrounding properties receive the piped music too.</p> <p>We are delighted that the new licensees have clearly invested time and money into our local pub and understand the challenge of creating a</p>

<p>Please explain the likely effect the granting of the application would have on the promotion of the above Licensing Objectives:</p>	<p>sustainable local venue. We are aware that they also run the Odd Wheel in Wembury, which we believe is a successful venture and well regarded by the community. We would like to support their success and see it become a vibrant community fixture; however, the new licence terms they have requested seem to be on the basis of the maximum they can obtain with little regard for the impact this could have. We would hope that they have applied for this to give them the maximum flexibility, so they do not have to apply for separate licences for events etc, but should the full hours requested be taken advantage of on an ongoing basis, the negative impact from previous experience would be profoundly detrimental to those of us in surrounding area.</p> <p>Key points</p> <ul style="list-style-type: none"> • Our neighbours went in when loud piped music was being played to after 9:30 pm to an empty beer garden, perhaps to attract custom? When they spoke to a general manager, they claimed the licensing conditions had already changed. • It has been noted that since a neighbour submitted their representation this week, the external piped music has stopped. • If the new landlords were prepared to engage with local residents and discuss their vision for the pub, they could create the community connection, engagement, support that could help to ensure its future success. • As well as the impact on residential properties, due consideration needs to be made for the impact the often raucous outdoor area has on the Church, in particular during Weddings & Funerals and the local care home - Selkirk House. • We have not seen any notices relating to the change of licensing conditions outside of social media from the licensee's on their business pages, should these be publicly displayed and if so where? Many residents seemed unaware of the forthcoming request to change the license terms. <p>Residential Area Concern:</p> <p>The premises are located in a residential area, and extending outdoor activity until midnight is inappropriate and disruptive with the potential for longer term impact on wellbeing for local residents.</p> <p>Piped Music Already Intrusive:</p> <p>Since the new licensee took over, an external sound system has been installed, and piped music has been played daily from around 11 a.m. This is usually above the ambient noise level and can be clearly heard by nearby residents.</p> <p>Lack of Awareness of Licensing Conditions:</p> <p>There is concern that staff, including a supervisor, are unaware of current</p>
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	<p>licensing conditions — for example, the outside area being used after 21:30 and issues with customer noise.</p> <p>Original Conditions Were Effective:</p> <p>The existing conditions in Annex 3 successfully addressed problems related to late-night outdoor alcohol consumption. A relaxation of Outdoor curfew time on weekdays / Sunday to 10:30 would seem reasonable. From Friday to Sat this could be extended to 11:00.</p> <p>Proposed Late Hours Unsuitable:</p> <p>The requested opening hours inside of 08:00 – 00:30 Mon-Wed and Thurs to Sat 08:00 -1:30 are too late for a residential area and would result in increased noise and traffic from customers arriving and departing, disturbing residents trying to sleep and increasing the chance of accidents and other late night incidents. A more sensible approach would be 08:00 – 10:00 Mon-Wed & Sunday, Thurs to Sat 08:00 -11:30.</p> <p>Nightclub-Type Atmosphere:</p> <p>Allowing activity beyond midnight risks creating a nightclub-style environment, which could attract a louder, more disruptive crowd.</p> <p>Existing Conditions Should Remain:</p> <p>The current conditions outlined in Annexes 1 and 2 represent good practice and there is no justification for removing them, especially with a new licensee in place.</p> <p>No Objection to Occasional Loud Events:</p> <p>Residents have previously tolerated occasional loud events, such as those on bank holidays, without objection, due to their infrequency. I would suggest the current licensees engage with the neighbours in the vicinity to make them aware of forthcoming events and forge positive relationships.</p> <p>Risk of Repeating Past Issues:</p>
Is there any reason why you do not want your personal details to be passed on to the premises licence holder:	<p>The current application could lead to the same problems that previously prompted a review of the licence.</p> <p>Yes</p>
Provide reasons:	<p>I experienced hostility from a previous licensee following a licence hearing I attended.</p>