

LICENSING SUB-COMMITTEE: 12 July 2023

Report of the Head of Regulatory Services

Application for Premises Licence - Variation

Application No: 086424

Name of Premises: Unicorn Inn, Church Road, Old St Mellons, Cardiff, CF3 6YA

Ward: Pontprennau & Old St Mellons

1. Application

1.1 An application to vary a Premises Licence has been received from Punch Partnerships (PTL) Limited in respect of Unicorn Inn, Church Road, Old St Mellons, Cardiff, CF3 6YA.

1.2 The applicant has applied for the following:

(1) Description of the nature of the variation (as stated by applicant):

*The application proposes to –*

1. *Amend the licensing plan in accordance with drawing number 250 Rev A dated 04/05/23 which accompanies the application. Please note that the amendments to the licensing plan are not to take effect until such time as the works are complete and the Licensing Authority are notified.*
2. *Extend the opening hours daily for the premises to open from 08:00 for the provision of non-licensable activities such as breakfast, coffee, & tea etc; and to close on Sunday to Thursday at 00:30 the following day, and on Friday & Saturday at 01:30 the following day*
3. *Extend the start time for the sale of alcohol to 08:00 daily*
4. *Extend the terminal hour for the sale of alcohol and late night refreshment on Sunday to Thursday to 00:00, and on Friday & Saturday to 01:00 the following day*
5. *Add a non-standard timing for certain licensable activities*
6. *Remove certain existing Annex 2 conditions*

(2) The application requests the following:

i) The premises may be open to the public during the following hours and for any hours consequential to the non-standard timings:

Sunday to Thursday: 08:00 to 00:30 hours  
Friday and Saturday: 08:00 to 01:30 hours  
New Years Eve: 08:00 to 01:30 hours

ii) The sale by retail of alcohol for consumption on and off the premises:

Sunday to Thursday: 08:00 to 00:00 hours  
Friday and Saturday: 08:00 to 01:00 hours  
New Year's Eve: as existing

iii) The provision of regulated entertainment in the form of live music (indoors) and recorded music (indoors):

Sunday to Thursday: as existing

Friday and Saturday: as existing

New Years Eve: 20:00 to 01:00

iv) The provision of late night refreshment (indoors):

Sunday to Thursday: 23:00 to 00:00 hours

Friday and Saturday: 23:00 to 01:00 hours

New Years Eve: 23:00 to 01:00 hours

(3) To remove the following conditions:

(2) Plastic drink containers will be used for outside functions

(3) No glass allowed outside front of premises

(4) All staff will be made aware of health and safety issues

(5) Fire extinguishers and fire alarm to be installed with regular checks made on the beer garden for possible hazards

(6) All downstairs windows will be kept closed and locked at all times

(7) The bottle bins are to be emptied between 10:00 and 12:00 noon

(9) The maximum number of persons that may be accommodated at any time in the premises shall be 200

(10) Children will not be allowed to sit at the bar but are allowed in the rest of the bar area, restaurant and beer garden. Soft drinks and snacks will be available at all times with children's menus between 12:00 noon and 15:00 and between 18:00 and 21:00 hours

## **2. Current Licence**

2.1 The current Premises Licence permits the following:

(1) Unless otherwise indicated the premises may currently be open to the public during the following hours and for any hours consequential to the non-standard timings:

Sunday to Thursday: 10:00 to 00:00 hours

Friday and Saturday: 10:00 to 01:00 hours

New Years Eve: 10:00 to start of permitted hours on New Year's Day

(2) The sale by retail of alcohol for consumption on and off the premises:

Sunday to Thursday: 10:00 to 23:30 hours

Friday and Saturday: 10:00 to 00:30 hours

New Years Eve: 10:00 to start of permitted hours on New Year's Day

(3) The provision of regulated entertainment in the form of live music (indoors) and recorded music (indoors):

Sunday to Thursday: 20:00 to 23:30 hours

Friday and Saturday: 20:00 to 00:30 hours

(4) The provision of late night refreshment (indoors):

Sunday to Thursday: 23:00 to 23:30 hours

Friday and Saturday: 23:00 to 00:30 hours

2.2 A site map showing the premises and a copy of the plan referred to above (*drawing number 250 Rev A dated 04/05/23*) can be found in **Appendix A**.

### **3. Promotion of Licensing Objectives**

3.1 The conditions proposed by the applicant to meet the licensing objectives are attached to the report and can be found in **Appendix B** along with a copy of the current licence conditions.

### **4. Relevant Representations**

4.1 A representation has been received from South Wales Police. The applicant has agreed that the conditions suggested by South Wales Police should be attached to the licence if granted and the representation has therefore been withdrawn. A copy of the representation, along with the subsequent agreement, can be found attached as **Appendix C**.

4.2 A representation has been received from Neighbourhood Services (Shared Regulatory Services). A copy of the representation can be found attached as **Appendix D**.

4.3 A number of representations have been received from the local residents. Copies of these representations can be found attached as **Appendix E**.

4.4 A representation has been received from local ward Councillors. A copy of this representation can be found attached as **Appendix F**.

### **5. Legal Considerations**

5.1 In respect of the application the decision must be taken following consideration of the representations received with a view to promoting the licensing objectives, which are:

Prevention of crime and disorder  
Public Safety  
Prevention of Public Nuisance  
Protection of Children from Harm

5.2 In each case the Sub-Committee may make the following determination

- a) To grant the application.
- b) To modify the conditions of the licence, by altering, omitting or adding to them, where relevant.
- c) Reject the whole or part of the application.

5.3 All decisions taken by the Sub-Committee must (a) be within the legal powers of the Council and its Committees; (b) comply with any procedural requirement imposed by law; (c) be undertaken in accordance with the procedural requirements imposed by the Council e.g. standing orders and financial regulations; (d) be fully and properly informed; (e) be properly motivated; (f) be taken having regard to the Council's fiduciary duty to its taxpayers; and (g) be reasonable and proper in all the circumstances.

### **6. Issues for Discussion**

6.1 The application should be determined and the appropriateness of any conditions on the licence needs to be discussed.

**Helen Picton  
Regulatory Services**

**20<sup>th</sup> June 2023**

# **APPENDIX A**

## **Site Map and Plan**



CHIEF EXECUTIVE

Neuadd y Sir, Glanfa'r Iwerydd  
 CAERDYDD CF10 4UW  
 Tel: 029 20872088

County Hall, Atlantic Wharf  
 CARDIFF CF10 4UW  
 Tel: 029 20872087

**Cyngor Caerdydd**

**Cardiff Council**



**Title**

Scale: 1:1417

Date: 20/6/2023 at 9:48 AM

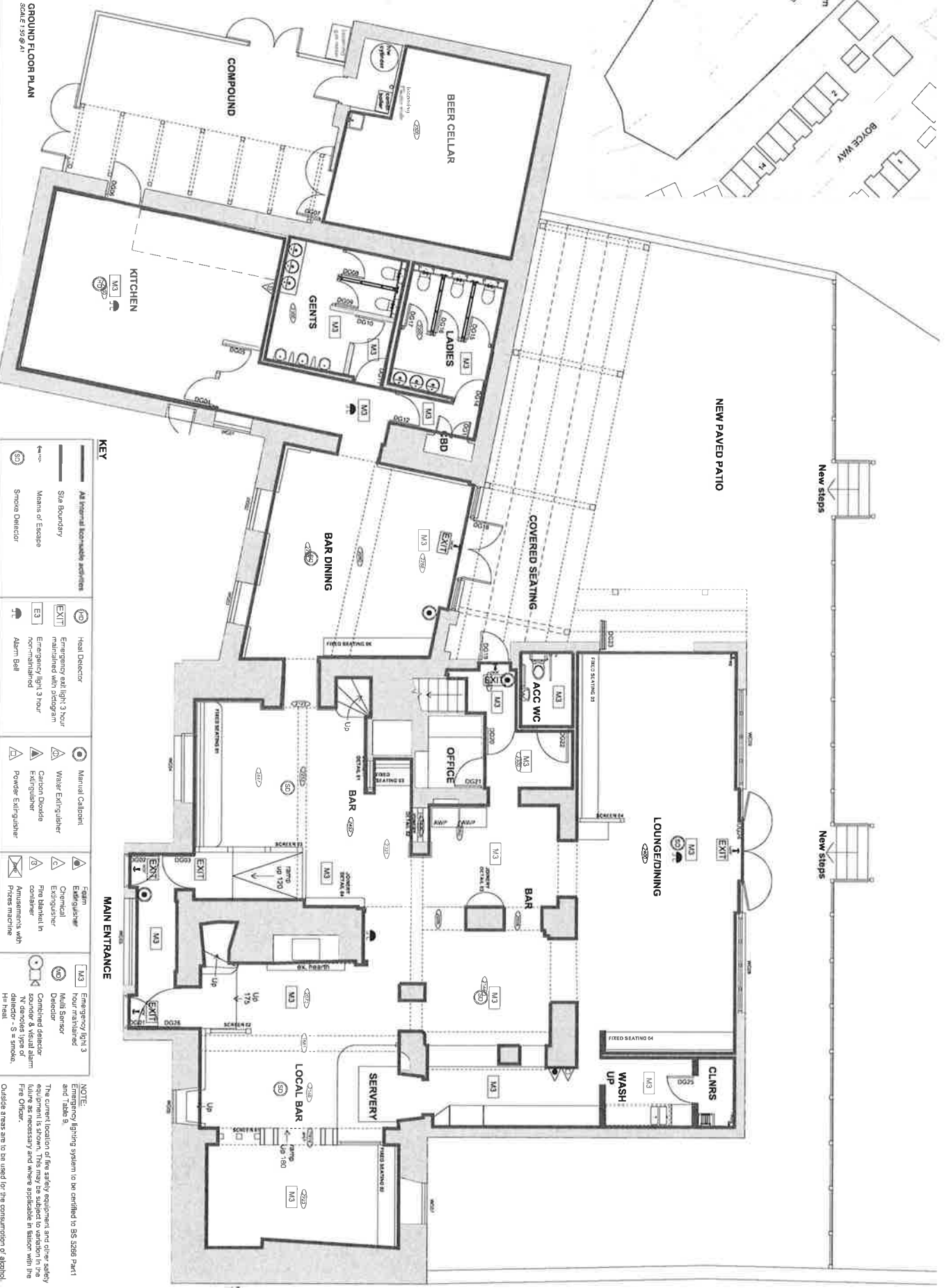
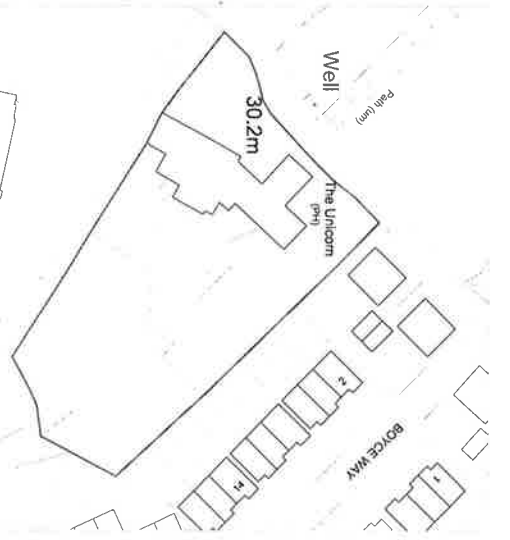
Coordinates:

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**Ordnance Survey 100023376 (2014).**

**LOCATION PLAN**  
SCALE 1:100 @ A4



**KEY**

	All internal non-combustible activities		Heat Detector		Manual Callpoint		Emergency/light 3 hour maintained
	Site Boundary		Emergency exit light 3 hour non-maintained		Water Extinguisher		Multi Sensor Detector
	Means of Escape		Alarm Bell		Carbon Dioxide Extinguisher		Combined detector sounder & visual alarm dialler - 5" stroke, Hei hall
	Smoke Detector		Power Extinguisher		Foam Extinguisher		Emergency/light 3 hour maintained
					Chemical Extinguisher		Emergency/light 3 hour maintained
					Fire blanket in container		Emergency/light 3 hour maintained
					Fire blanket in container		Emergency/light 3 hour maintained
					Fire blanket in container		Emergency/light 3 hour maintained
					Fire blanket in container		Emergency/light 3 hour maintained
					Fire blanket in container		Emergency/light 3 hour maintained
					Fire blanket in container		Emergency/light 3 hour maintained

**NOTE:**  
Emergency lighting system to be certified to BS 5268 Part 1 and Table 8.  
The current location of fire safety equipment and other safety equipment is shown. This may be subject to variation in the future as necessary and where applicable in liaison with the Fire Officer.  
Outside areas are to be used for the consumption of alcohol.

**(d.m.p.)**

designmanagementpartnership

151-153 Market Street, York YO1 1AB

01904 626100

info@designmanagementpartnership.co.uk

**GROUND FLOOR PLAN**  
SCALE 1:50 @ A3

1:100

1:500

1:1000

1:5000

1:10000

1:50000

1:100000

**250**

# **APPENDIX B**

## **Operating Schedule and Current Conditions**



Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking

We seek to remove those existing Annex 2 conditions currently imposed on the licence as these are now either outdated or covered by other primary legislation –

- (2) Plastic drink containers will be used for outside functions
- (3) No glass allowed outside front of premises
- (4) All staff will be made aware of health and safety issues
- (5) Fire extinguishers and fire alarm to be installed with regular checks made on the beer garden for possible hazards
- (6) All downstairs windows will be kept closed and locked at all times
- (7) The bottle bins are to be emptied between 10:00 and 12:00 noon
- (9) The maximum number of persons that may be accommodated at any time in the premises shall be 200
- (10) Children will not be allowed to sit at the bar but are allowed in the rest of the bar area, restaurant and beer garden. Soft drinks and snacks will be available at all times with children's menus between 12:00 noon and 15:00 and between 18:00 and 21:00 hours

**M-** Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation

**a) General – all four licensing objectives (b,c,d,e) (please read guidance note 11)**

*[The information provided in this box is solely for information only and not intended to be converted into conditions on the Premises Licence]*

Given the changes proposed, we have carefully considered the application, the effect on the licensing objectives and the council's licensing policy. The purpose for seeking extended trading hours would allow the customers to continue their time in a safe and comfortable environment, and give the premises slightly more flexibility around trading.

The application also proposes to extend the opening hours to 8am daily for the provision of non-licensable activities such as breakfast, coffee & tea etc. We are seeking a non-standard timing for New Year's Eve for certain licensable activities and the opening hours to again

give the premises some flexibility on this notable day. The premises are to be subject to a complete refurbishment which includes an extension and remodelling of the trade area with an investment of £1million.

Please note that the application may be amended during the representation period to reflect any agreements reached with the responsible authorities and other parties.

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

*Please see box a) above. We understand our obligations under existing legislation and take our responsibilities seriously.*

**c) Public safety**

*Please see box a) above. We understand our obligations under existing legislation and take our responsibilities seriously.*

**d) The prevention of public nuisance**

*Please see box a) above. We understand our obligations under existing legislation and take our responsibilities seriously.*

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

*Please see box a) above. We understand our obligations under existing legislation and take our responsibilities seriously.*

**Premises Licence**

## ANNEXES: CONDITIONS

**Annex 1 - Mandatory Conditions****Mandatory conditions where licence authorises supply of alcohol**

- (1) No supply of alcohol may be made under the premises licence-
  - (a) at a time when there is no designated premises supervisor in respect of the premises licence, or
  - (b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
- (2) Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

**Mandatory conditions where licence authorises supply of alcohol for consumption on the premises**

1. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.  
 (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises-
  - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to-
    - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
    - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
  - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
  - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
  - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
  - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
2. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
3. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.  
 (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.  
 (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either-
  - (a) a holographic mark, or
  - (b) an ultraviolet feature.
4. The responsible person must ensure that-
  - (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures-
    - (i) beer or cider: ½ pint;
    - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
    - (iii) still wine in a glass: 125 ml;
  - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
  - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available."
5. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the



ANNEXES: CONDITIONS continued ...

permitted price.

6. For the purposes of the condition set out in paragraph 1-

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

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

$$P = D + (DxV)$$

<[http://www.legislation.gov.uk/ukdsi/2014/9780111109120/images/ukdsi\\_9780111109120\\_en\\_001](http://www.legislation.gov.uk/ukdsi/2014/9780111109120/images/ukdsi_9780111109120_en_001)>  
where-

(i) P is the permitted price,

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

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

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

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

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

(e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994

7. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

8. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

**ANNEX 2 - Conditions consistent with the Operating Schedule**

(1) Closed circuit Television to be used to monitor the premises and appropriate signage installed.

(2) Plastic drink containers will be used for outside functions.

(3) No glass allowed outside front of premises.

(4) All staff will be made aware of health and safety issues.

(5) Fire extinguishers and fire alarm to be installed with regular checks made on the beer garden for possible hazards.

(6) All downstairs windows will be kept closed and locked at all times.

(7) The bottle bins are to be emptied between 10:00 and 12:00 noon.

(8) The consumption of alcohol shall not be permitted in any area on the property after the terminal hour when the premises is permitted to be open to the public.

(9) The maximum number of persons that may be accommodated at any time in the premises shall be 200.

(10) Children will not be allowed to sit at the bar but are allowed in the rest of the bar area, restaurant and beer garden. Soft drinks and snacks will be available at all times with children's menus between 12:00 noon and 15:00 and between 18:00 and 21:00 hours.



# **APPENDIX C**

**South Wales Police Representation and agreement**

## Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)

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**From:**  
**Sent:** 06 June 2023 08:09  
**To:**  
**Subject:** RE: Unicorn Inn, Cardiff

**EXTERNAL:** This email originated from outside Cardiff Council, take care when clicking links.

**ALLANOL:** Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

George – Thank you for confirming those conditions are to be added to the licence and the older ones removed as outlined in your original application.

I am in agreement regarding the CCTV condition replacement with the SWP suggested wording.

Many thanks,

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**From:**  
**Sent:** Monday, June 5, 2023 10:50 AM  
**To:**  
**Cc:**  
**Subject:** FW: Unicorn Inn, Cardiff

FYI – please see the email exchange below between Will and I on the major variation for these premises. We have agreed for the following conditions to be added to the licence –

- 1. A CCTV system shall be installed to a standard as approved by South Wales Police and maintained and operated at all times the premises are open to the public. The system will cover all internal areas of the premises {Excluding toilets} where the public have access including all entrances and exits and any external areas associated with the premises. The images shall be kept for a minimum of 31 days and shall be produced to a Police employee in a readily playable format immediately upon request when the premises are open and at all other times as soon as reasonably practicable. There will be sufficient trained staff to facilitate the above.*

2. *An incident book shall be kept at the premises and maintained on site, for a period of twelve months. It shall be made available on request to an authorised officer of the local authority or a member of police staff, which will record the following:*
  - *All crimes reported to the venue*
  - *Any complaints received (of a Criminal or Licensing nature)*
  - *Any incidents of disorder*
  - *Any visit by a representative of a relevant authority or a member of the emergency services.*
  - *Any failures of the CCTV system.*
3. *The premises will operate a Challenge 25 policy. This policy will be brought to the attention of customers by the use of appropriate signage. Challenge 25 notices will be displayed in prominent positions throughout the premises. The only form of identification recognised will be photographic identification cards such as driving licence, passport or proof of age scheme cards.*
4. *All staff will receive training prior to being authorised to sell age-related goods (alcohol) as well as annual refresher training. This training shall include Age-Challenge procedures and refusal of sales (due to age/intoxication and/or proxy sales). A record of this training is to be kept on the premises for a minimum of 18 months and made available to a police employee immediately upon request.*
5. *No unaccompanied children are permitted on the premises.*
6. *The consumption of alcohol in an area attached to the premises in the open air shall terminate at 22:00hrs each day.*

I would suggest that the existing Annex 2 CCTV condition is removed with the above condition 1 being added.

We shall be appointing Gemma Morgan as the DPS shortly.

Thanks

**From:**  
**Sent:** Monday, June 5, 2023 10:30 AM  
**To:**  
**Subject:** RE: Unicorn Inn, Cardiff

**External Email:** Please check senders details and use caution when accessing links and attachments.

Good Morning

I am well thanks and hope you are too.

Understandable regarding condition 5 and happy for this to be removed given your reasoning.

I'll await your email to the council.

Many thanks,



**From:**

**Sent:** Monday, June 5, 2023 10:09 AM

**To:**

**Subject:** RE: Unicorn Inn, Cardiff

Morning

Hope you're good.

I have now taken our client's instructions on your requested conditions, and they are agreeable to all of them apart from No. 5.

The reasoning for this is that firstly the premises need the flexibility to alter the table plans so with this condition it would be too restricted. Secondly, the building is Listed so internal layouts are additionally restricted because our client has to protect the historic fabric and this impacts on the available layout options (i.e. retaining beams, fireplace's and other significant historic items etc).

If you are agreeable to the above, I shall email the licensing authority copying you in to confirm our client's acceptance of these conditions.

Finally, the proposed new operator is Gemma Morgan who I understand previously operated one of our client's other premises The Windsor Hotel in Pontyclun (CF72 9DQ). I attach a copy of her personal licence.

Many thanks

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**From:**  
**Sent:** Thursday, June 1, 2023 2:04 PM  
**To:**  
**Subject:** RE: Unicorn Inn, Cardiff

Hello

Thanks for sending these through and it was good speaking with you earlier.

I shall take our client's instructions and come back to you shortly.

Many thanks

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**From:**  
**Sent:** Thursday, June 1, 2023 1:43 PM  
**To:**  
**Subject:** Unicorn Inn, Cardiff

**External Email:** Please check senders details and use caution when accessing links and attachments.

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Morning

Thank you for discussing the above application on the phone this morning. As I mentioned, please see the below list of SWP proposed conditions for consideration to be applied to the license.

*1. A CCTV system shall be installed to a standard as approved by South Wales Police and maintained and operated at all times the premises are open to the public. The system will cover all internal areas of the premises {Excluding toilets} where the public have access including all entrances and exits and any external areas associated with the*

*premises. The images shall be kept for a minimum of 31 days and shall be produced to a Police employee in a readily playable format immediately upon request when the premises are open and at all other times as soon as reasonably practicable. There will be sufficient trained staff to facilitate the above.*

*2. An incident book shall be kept at the premises and maintained on site, for a period of twelve months. It shall be made available on request to an authorised officer of the local authority or a member of police staff, which will record the following:*

*All crimes reported to the venue*

*Any complaints received (of a Criminal or Licensing nature)*

*Any incidents of disorder*

*Any visit by a representative of a relevant authority or a member of the emergency services.*

*Any failures of the CCTV system.*

*3. The premises will operate a Challenge 25 policy. This policy will be brought to the attention of customers by the use of appropriate signage. Challenge 25 notices will be displayed in prominent positions throughout the premises. The only form of identification recognised will be photographic identification cards such as driving licence, passport or proof of age scheme cards.*

*4. All staff will receive training prior to being authorised to sell age-related goods (alcohol) as well as annual refresher training. This training shall include Age-Challenge procedures and refusal of sales (due to age/intoxication and/or proxy sales). A record of this training is to be kept on the premises for a minimum of 18 months and made available to a police employee immediately upon request.*

*5. At least 70% of the public space within the licensable area of the premises shall be occupied by tables and chairs.*

*6. No unaccompanied children are permitted on the premises.*

*7. The consumption of alcohol in an area attached to the premises in the open air shall terminate at 22:00hrs each day.*

Please contact me with any points of discussion/questions.

Many thanks,

# **APPENDIX D**

## **Neighbourhood Services (Pollution) Representation**

## Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)

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**From:**  
**Sent:** 13 June 2023 10:48  
**To:**  
**Cc:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Subject:** Licensing Act 2003: Application to vary a Premises Licence - Unicorn Inn, Church Road, Cardiff, CF3 6HA

**EXTERNAL:** This email originated from outside Cardiff Council, take care when clicking links.

**ALLANOL:** Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Good Afternoon,

### **Licensing Act 2003: Application to vary a Premises Licence - Unicorn Inn, Church Road, Cardiff, CF3 6HA**

I have reviewed the above mentioned application and I have concerns in regard to public nuisance as this is a residential area.

On the grounds of prevention of public nuisance, we request that if the requested variations are permitted then the following conditions are added to the licence:

1. All windows and doors will remain closed from 21:00 and 09:00 (other than to allow access/egress).
2. All windows and doors of the premises will remain closed (other than to allow access/egress) during performances of regulated entertainment.
3. The movement of bins and rubbish will not be undertaken between 21:00 and 09:00 in order to avoid potential disturbance.
4. No deliveries or collections relating to licensable activities at the premises will take place between the hours of 21:00 and 09:00.
5. There will be strategically placed legible notices to be displayed at entrances/exits, requesting the public to respect the needs of nearby residents and to leave the premises and area in a quiet and respectful manner.

It is the authorities position that we are objecting to the above application on the grounds of prevention of public nuisance however this objection can be overturned should the applicant agree to the above conditions.

Please let me know if you would like to discuss these conditions further.

Best regards,

# **APPENDIX E**

## **Resident representations**

# OBJECTION

## Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)

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**From:**  
**Sent:** 10 June 2023 12:42  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Subject:** Unicorn Pub Church Road Cardiff CF3 6HA - Objection

**EXTERNAL:** This email originated from outside Cardiff Council, take care when clicking links.

**ALLANOL:** Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Dear Licensing team,

We are writing regarding the proposed licensing variations for the Unicorn Inn pub on church Road.

While we are glad to see that this community facility will be re-opening soon, we are dissatisfied with the proposed licensing variations, in particular the extended opening hours.

The Unicorn is situated in a residential area with numerous young families etc. and it seems obvious that the proposed variations should not be granted on the grounds of preventing public nuisance.

thank you for your time & consideration of this objection,



# OBJECTION

**Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)**

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**From:**  
**Sent:** 12 June 2023 09:58  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Subject:** Unicorn pub proposed licensing variation

**EXTERNAL:** This email originated from outside Cardiff Council, take care when clicking links.

**ALLANOL:** Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Good morning,

I write to object to the proposed variation in licensing for the Unicorn Pub, Church Road, St Ederyns.

I reside at \_\_\_\_\_ and my property overlooks the pub. I work for the police and therefore work shifts around the clock. From a personal perspective, I am highly concerned about the noise nuisance and it affecting my quality of life and sleep. There are already proposals to put a children's play area into the beer garden which will increase noise levels during the day time. Now the noise levels will undoubtedly be worsened with the extended licensing proposals.

Firstly, I would like to say that in general, I am happy that the pub is re-opening. However, the pub is located on a residential estate with houses in close proximity. I do not feel it is necessary for the hours of operation or for the service of alcohol to run from 0800-0030 Mon

-Thurs and 0800-0100 with the pub being allowed to stay open until 01.30. The opening times and such long and late service hours will undoubtedly cause noise disruption for the neighbouring properties causing a public nuisance. With the large beer garden, the outside noise will be very loud, especially with people being able to purchase alcohol until 1am.

When the pub was open previously, there was an increase in crime and disorder due to the very obvious links between alcohol consumption and crime. There was more police activity between the pub and Boyce Way where people utilised the footpath at the end of Boyce Way towards Llanrumney as a means to escape the police. There is already evidence of crime and disorder being worse in the neighbourhood when the pub was open 6 years ago. The pub re-opening will affect that and the licensing hours and opening hours being increased so early in the morning and so late at night will have a significant impact on crime and disorder in the area. This has already been proven. With this increase in crime and disorder, public safety will inevitably be negatively impacted.

From my policing experience, I'm well aware that public houses do not always serve alcohol responsibly & will enable customers who do not know their own limits to become far too intoxicated. Whilst this is against the law, I'm also well aware that licensing checks are not a priority and this will go unmanaged. This will undoubtedly become worse with such long service hours, causing a public nuisance and increasing disorderly behaviour.

The footpath was also used by regular people walking home from the pub late at night. It is a quiet residential street and they were intoxicated and loud. This will inevitably cause a public nuisance which at 11pm at night is tolerable but not at 1.30-2am, especially when there are weekend workers, shift workers and children living on that street and neighbouring properties. It just feels like a stretch too far and completely unnecessary for a pub on a quiet residential estate.

I look forward to hearing from you.

# OBJECTION

**Barker, Kirstie**

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**From:**  
**Sent:** 14 June 2023 09:42  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Cc:** Littlechild, Peter (Cllr); Williams, Joel (Cllr)  
**Subject:** Unicorn Pub licence variation : REF PL/JW/LC

**EXTERNAL:** This email originated from outside Cardiff Council, take care when clicking links.

**ALLANOL:** Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

REF PL/JW/LC

Dear Sirs

Further to the letter I have received regarding the Unicorn Pub licencing changes. Whilst I am very supportive of the pub to reopen after being closed for several years.

I have several concerns relating to the proposed licencing. I assume you will have a voice to raise concerns on behalf of the community.

My concerns are the extreme opening hours as follows;

- The opening hours of 8am – Monday to Saturday;
- Closing Sunday – Thursday 12:30am; and
- Closing Friday and Saturday 1:30am.

Surly these opening hours are quite extreme for a community pub, and will cause noise complaints in the future. It is not justifiable for a local pub to open so early and close so late. These hours do not seem inline with other pubs in the local area which close at a reasonable time and I have highlighted below.

The Black Griffin Inn (Lisvane) – opens at midday and closes 11pm or midnight on a Friday and Saturday

Fox and Hounds (Old St Mellons) – opens at 10 am and closes at 11pm

Ty'r Winch Pub (Old St Mellons) – opens 12-11pm

The Chruch Inn (Old St Mellons) – opens 12-11pm

The hours of the pubs above are more reasonable and less likely to cause noise disturbances.

If there is a petition being raised I will gladly sign and support the local community.

Kind regards

Sent from [Mail](#) for Windows

# OBJECTION

**Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)**

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**From:**  
**Sent:** 10 June 2023 16:41  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Subject:** Unicorn pub licensing variations

I wish to object to the start time and terminal time of the proposed alteration of the above.

I wish to object on the following grounds

Prevention of Crime And Disorder

We have a high rate of motor vehicle crime in this area already and feel that people walking about at later hours would no longer seem to be strange and would be unable to be monitored by residents.

Prevention of public nuisance

We already get a lot of noise at my address as there is only one way into Highfields, Bellway Estate. The Unicorn pub is below my residence and the noise carries quite badly. The proposed terminal hours would become a public nuisance to residents.

Due to the close proximity of the large and walkable estate of Pontprennau nearby there may well be lots of people spilling out of pub at 1.30 am.

I feel that normal pub hours should be observed at this pub as it is possible to apply for extensions to licensing hours for special events such as World Cup sporting events etc.

Yours sincerely

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Sent from my iPad

# OBJECTION

## Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)

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**From:**  
**Sent:** 13 June 2023 07:52  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Subject:** Unicorn pub proposed licensing variation

**EXTERNAL:** This email originated from outside Cardiff Council, take care when clicking links.

**ALLANOL:** Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Good morning,

I write to object to the proposed variation in licensing for the Unicorn Pub, Church Road, St Ederyns.

I live at \_\_\_\_\_ and my property overlooks the pub and beer garden and back onto the lane that leads to the underpass. I work full time for the government starting at 7 am, 3 days of which are from home. I have mental health issues and need sleep, which doesn't come easily especially with stress, anxiety, or noise. From a personal perspective, I am highly concerned about the noise nuisance and it affecting my quality of life and sleep. There are already proposals to put a children's play area into the beer garden which will increase noise levels during the daytime. Now the noise levels will undoubtedly be worsened with the extended licensing proposals. This is currently a quiet and peaceful street/ area.

Firstly, I'm generally happy that the pub is re-opening. As its being portrayed as a family pub mainly focusing on the restaurant side. Which will be a nice addition to the area. However, the pub is located on a residential estate with houses in close proximity. I do not feel it is necessary or applicable for the hours of operation or for the service of alcohol to run from 0800-0030 Monday-Thursday and 0800-0100 with the pub being allowed to stay open until 01.30. The opening times and such long and late service hours will undoubtedly cause noise disruption for the neighbouring properties causing a public nuisance. With the large beer garden, the outside noise will be very loud, especially with people being able to purchase alcohol until 1am.

When the pub was open previously, there was an increase in crime and disorder due to the very obvious links between alcohol consumption and crime. There was more police activity between the pub and Boyce Way and even before the houses were built, where people utilised the footpath at the end of Boyce Way towards Llanrumney as a means to escape the police. There is already evidence of crime and disorder being worse in the neighbourhood when the pub was open 6 years ago. The pub re-opening will affect that, and the licensing hours and opening hours being increased so early in the morning and so late at night will have a significant impact on crime and disorder in the area. This has already been proven. With this increase in crime and disorder, public safety will inevitably be negatively impacted.

This will undoubtedly become worse with such long service hours, causing a public nuisance and increasing disorderly behaviour. I've experienced how people get so intoxicated they are not aware or have regard for people or their surroundings. Living so close this will cause me anxiety, worry and stress.

The footpath, which is located directly behind my property, was also used by regular people walking home from the pub late at night. It is a quiet residential street; they were intoxicated and loud. This will inevitably cause a public nuisance which at 11pm at night is worrisome but tolerable not at 1.30-2am, especially when there are weekend workers, shift workers, old people and children living on that street

and neighbouring properties. I feel these proposed licencing hours are a stretch too far and completely unnecessary for a pub/restaurant on a quiet residential estate.

I look forward to hearing from you.

Kind Regards,

# OBJECTION

**Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)**

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**From:**  
**Sent:** 12 June 2023 17:26  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Cc:** Williams, Joel (Cllr); Littlechild, Peter (Cllr)  
**Subject:** Objection to Variation of Proposed Licensing Hours and Sale of Alcohol for The Unicorn Inn (Church Road, St Ederyn's, Cardiff. CF3 6YA)

**EXTERNAL:** This email originated from outside Cardiff Council, take care when clicking links.

**ALLANOL:** Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

To Whom It May Concern,

I am writing this letter to formally express my objection to the proposed variation of licensing hours and sale of alcohol from 08:00 Monday to Sunday, with a closing time of 00:30 on Sunday to Thursday and 01:30 on Friday and Saturday for The Unicorn Inn (Church Road, St Ederyn's, Cardiff. CF3 6YA). As a concerned resident of the neighborhood, I believe that granting such a variation could have a detrimental impact on the community, residents' well-being, the prevention of crime and disorder, public safety, and prevention of public nuisance.

It is important to note that The Unicorn Inn has been closed for a number of years while new communities have been built around it. These communities have been established with the expectation of a quiet and peaceful neighbourhood. The proposed variation of licensing hours could potentially disrupt the harmony that has been established over the years.

First and foremost, the proposed extension of licensing hours raises concerns regarding the prevention of crime and disorder. Allowing the sale of alcohol from as early as 08:00 Monday to Sunday could potentially contribute to excessive drinking, which may increase the risk of public disturbances, altercations, and antisocial behavior within the community. It is crucial to prioritise the safety and security of residents by maintaining responsible licensing hours that minimise the potential for crime and disorder.

Furthermore, the proposed extension of licensing hours will have implications for public safety. Late-night operations until 00:30 on Sunday to Thursday and 01:30 on Friday and Saturday could lead to an increased risk of accidents, potential overcrowding, and strained emergency response resources. Ensuring public safety requires careful consideration of the impact that extended hours may have on the overall well-being and security of patrons, residents, and the surrounding area.

Additionally, the potential for an increase in public nuisance cannot be overlooked. Extending licensing hours will result in heightened noise levels, disturbances, and inconvenience for the residents in close proximity to the pub. This will disrupt the quality of life and negatively impact the tranquility of the neighbourhood, including increased use and littering of a rural footpath, within an ecology strip that borders on many properties, and associated antisocial

behaviour. It is essential to strike a balance that respects the rights of both local businesses and residents, minimizing any adverse effects on the community.

In light of these concerns, I strongly object to the proposed variation of licensing hours and sale of alcohol from 08:00 Monday to Sunday, with closing times of 00:30 on Sunday to Thursday and 01:30 on Friday and Saturday for The Unicorn Inn (Pub). I kindly request that the licensing authority carefully considers the potential consequences on the community, residents' well-being, the prevention of crime and disorder, public safety, and the prevention of public nuisance before making any decisions.

Thank you for considering my objection. I trust that you will give this matter the attention it deserves. I would appreciate being kept informed of any developments or decisions regarding this issue.

Yours sincerely,



# OBJECTION

## Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)

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**From:**  
**Sent:** 14 June 2023 22:41  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Cc:** Littlechild, Peter (Cllr); Williams, Joel (Cllr)  
**Subject:** Representations against Unicorn Pub's proposed variations - CF3 6HA

**EXTERNAL:** This email originated from outside Cardiff Council, take care when clicking links.

**ALLANOL:** Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Hello,

with regards to the proposed licencing variations for the Unicorn Pub (Church Road Cardiff, CF3 6HA), I'd like to make some representations on the grounds of public nuisance and the prevention of disorder.

Specifically, the representation is in regards to the points 2 and 4 and the extension of the terminal hour for the opening hours and the sale of alcohol until 00:00am on Sunday to Thursday and 01:00am.

There are many houses in the very close proximity of the pub with several of them (including mine) which shares the fence with grounds of the pub.

Allowing the Pub to extend the opening hours until 00:30 and 01:30 (on weekends), will inevitably cause public nuisance and disturbance to the neighbourhood especially to those houses who share the boundaries with the pub.

Crime levels are already high in this area, with many thefts and other crimes being reported. I hope it will be taken into consideration that now many families live in the close proximity of the pub and the safety of these needs to be guaranteed.

I look forward to hearing from you soon,

Thank you,

# OBJECTION

## Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)

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**From:**  
**Sent:** 12 June 2023 13:47  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Subject:** Re: Unicorn Pub CF3 6HA Application for opening

**EXTERNAL:** This email originated from outside Cardiff Council, take care when clicking links.

**ALLANOL:** Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

On Mon, 12 Jun 2023 at 13:24,  
dear sir/Madam

Regarding the reopening of The Unicorn pub, Church Rd, CF3 6HA. I do have a few concerns to their proposals. I'm not against the development it's the opening hours? Will cause crime, public nuisance and remember children live here as well, which do not want drunken fights and loud noise. Plus residents do work so want their rest.

1. The application has been made to make alterations - No concerns

2. Late night opening 12.30 during week 1.30 am Friday and Saturday- this site is in the middle of a housing estate with only one way in? Do they really need to stay open that late other than greed? It was proposed to be a service for residents in the community you will hear the noise of people and vehicles passing homes late at night constantly this is a public nuisance straight away.

3. Opening hours for sale of alcohol Mon- Sunday 8.00 am ?? - what a ridiculous time.. this will create early morning disturbances and disorder and will be a public nuisance if such clientele frequent at these times when the school run takes place. This is a safety concern protecting children from harm.

4. Terminal hour extension this is as above- far too late ? What happened to normal licence hours? E.g 11.00 am - 11.00 pm- same concerns as above

5. New Year's Eve extension- as once a year that's acceptable

6. Removal of annexes - no issues to improve property appearance

Appreciate that mine and other's concerns will be addressed in making any decision on this application

Kind Regards

# SUPPORT

## Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)

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**From:**  
**Sent:** 12 June 2023 18:46  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Cc:** Williams, Joel (Cllr); Littlechild, Peter (Cllr)  
**Subject:** Unicorn Pub Proposed Licencing - Letter of Support

**EXTERNAL:** This email originated from outside Cardiff Council, take care when clicking links.

**ALLANOL:** Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Good morning,

I have received a letter outlining the variations to the Unicorn Inn Pubs Licence from my local councillors. Please accept this email as a letter of support.

As a local resident, I fully support the proposed changes. We were promised many community facilities by Persimmon Homes when we moved to this estate 6 years ago, none of which have come to fruition. The Unicorn Inn would be a great asset to the community and the proposed licence changes gives it a greater flexibility to strive.

Extending the licensing hours gives the whole community a place to gather and get to know each other, something we have not been able to do since the estate was built. It will allow us to hold community events and create a togetherness that is lacking.

Extending the hours allows residents to watch live sporting events such as the Football World Cup, Rugby World Cup, Lions Rugby Tour and many, many others which take place early in the morning or late at night, together as a community.

The proposed licence changes would also more than likely have a positive effect on the prevention of crime and disorder, which is an issue here, as more residents would be walking through the estate vs now where no one walks anywhere and thieves are allowed to roam around freely.

To conclude, I believe the proposed licence changes will be positive. It will give the pub the best chance of survival and provide the community with a much needed facility and meeting place.

Kind regards,

# **APPENDIX F**

## **Ward Councillor representation**

## **Barker, Kirstie**

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**From:** Littlechild, Peter (Cllr)  
**Sent:** 06 June 2023 19:12  
**To:** Barker, Kirstie  
**Cc:** Williams, Joel (Cllr)  
**Subject:** RE: Licensing Act 2003: Application to vary a Premises Licence - Unicorn Inn, Church Road, Cardiff, CF3 6HA  
**Attachments:** Unicorn Inn licencig letter.docx

Hi Kirstie,

Please see the attached document above from Cllr Joel Williams and myself to be submitted to the panel for their consideration.

Best regards

**Peter Littlechild**  
County Councillor  
Pontprennau & Old St Mellons Ward  
City & County of Cardiff Council

*Due to my working patterns, I may send and reply to emails during non-standard working hours. This is not an expectation for you to do the same.*

Dear Licencing committee,

As Councillors for Pontprennau & Old St. Mellons we write to you regarding the application for The Unicorn Inn, Old St. Mellons.

We welcome the opening of the Unicorn, and very much look forward to supporting it as a local business. The concerns that we have are not around granting a licence, but the conditions granted and effect on residence living in the immediate area.

To set the picture The Unicorn was a rural pub set in a very small hamlet surrounded by fields, it has been closed for approx. 5/6 years and since closing, St Edeyrns Village has been built surrounding the pub. The houses built in very close proximity with some back garden's are a fence panel away from the pub car park are now inhabited as are the houses.

The pub is located on the single track road, the majority of which has no pavement, we are concerned about patrons of the pub leaving and not being seen by vehicles coming to and from the pub or local residents.

We would also request the licence holder communicates with local neighbours and considers them while running the premises in a now populated residential area.

Best regards

Cllr Peter Littlechild & Cllr Joel Williams

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