

# Report

## Licensing Sub Committee Report

---

### Part 1

Date: 23<sup>rd</sup> July 2018

**Subject** An application for the grant of a Provisional Statement under Section 29 Licensing Act 2003

**Rothbury House 10 Stow Park Circle, Newport, NP20 4HE**

**Purpose** The consideration and decision in respect of an application under Section 29 Licensing Act 2003.

**Author** Alastair Dearling (Licensing Manager)

**Ward** Stow Hill

**Summary** An application for a grant of a Provisional Statement was served on the Licensing Authority on 29<sup>th</sup> May 2018 in respect of premises called Rothbury House at 10 Stow Park Circle, Newport, NP20 4HE. These applications are required to be advertised in accordance with the Licensing Act 2003. This application has attracted representations which are considered valid and requires determination by Newport City Council Licensing Sub-Committee.

**Proposal** To make a decision on the application as detailed within this report.

**Action by** Head of Law and Regulation

**Timetable** Statutory Consultation Period

**Signed**

## **1. Application**

1. On 29<sup>th</sup> May 2018 an application was received by the Licensing Authority from RDP Law Limited on behalf of their client Mr Pasquali Cinotti. This application is seeking the grant of a 'provisional statement' under Section 29 Licensing Act 2003.
2. A provisional statement is an assurance that a premises licence will be issued once a premises has been constructed, altered or extended. A provisional statement does not have limited duration. The requirements of determination of such an application must attend to Sections 29 - 31 Licensing Act 2003 (see section 3 Legal Considerations, Guidance, Policy Consideration).
3. The application (see Appendix 1) refers to a derelict grade II listed property 'Rothbury House' at 10, Stow Park Circle, Newport to be developed as a 7 room boutique hotel with a restaurant and seeks authorisation for the supply of alcohol:

Monday to Sunday between 08:00hrs and 23:00 hrs, both on and off the premises.  
&  
24 hours for those guest's resident at the hotel.

The authorisation for provision of Late Night Refreshment is also sought between 2300 and 0000 daily.

The application **does not** seek any form any regulated entertainment.

The location of the premises can be found in Appendix 2 of this report.

## **2. Representations:**

### **1. Responsible Authority – Licensing Authority.**

A representation served by Licensing Officer William Lewis was received on 21st June 2018 (Appendix 3). However following confirmation from the applicant of acceptance of conditions proposed to be attached to the Provisional Statement, the representation was withdrawn.

### **2. Other Persons**

- a) Mr John Farrow 14, Stow Park Circle, Newport NP20 4HF (Appendix 4)
- b) Claire Jones 3, Stow Park Gardens, Newport NP20 4HP (Appendix 5)

## **3. Legal Considerations, Guidance, Policy Consideration.**

### **Section 29 Licensing Act 2003 application for the grant of a provisional statement**

- (1) This section applies to premises which—
  - (a) are being or are about to be constructed for the purpose of being used for one or more licensable activities, or
  - (b) are being or are about to be extended or otherwise altered for that purpose (whether or not they are already being used for that purpose).
- (2) A person may apply to the relevant licensing authority for a provisional statement if—
  - (a) he is interested in the premises, and
  - (b) where he is an individual, he is aged 18 or over.
- (3) In this Act "provisional statement" means a statement issued under section 31(2) or (3)(c).
- (4) Subsection (2) is subject to regulations under—
  - (a) section 54 (form etc. of applications etc.);
  - (b) section 55 (fees to accompany applications etc.).
- (5) An application under this section must also be accompanied by a schedule of works.
- (6) A schedule of works is a document in the prescribed form which includes—

- (a) a statement made by or on behalf of the applicant including particulars of the premises to which the application relates and of the licensable activities for which the premises are to be used,
- (b) plans of the work being or about to be done at the premises, and
- (c) such other information as may be prescribed.

(7) For the purposes of this Part, in relation to any premises in respect of which an application for a provisional statement has been made, references to the work being satisfactorily completed are to work at the premises being completed in a manner which substantially complies with the schedule of works accompanying the application.

### **Section 30 Licensing Act 2003. Advertisement of application for provisional statement**

(1) This section applies where an application is made under section 29.

(2) The duty to make regulations imposed on the Secretary of State by section 17(5) (advertisement etc. of application) applies in relation to an application under section 29 as it applies in relation to an application under section 17.

(3) Regulations made under section 17(5)(a) by virtue of subsection (2) may, in particular, require advertisements to contain a statement in the prescribed form describing the effect of section 32 (restriction on representations following issue of a provisional statement).

### **Section 31 Licensing Act 2003. Determination of application for provisional statement**

(1) This section applies where the relevant licensing authority—

- (a) receives a provisional statement application, and
- (b) is satisfied that the applicant has complied with any requirement imposed on him by virtue of section 30.

(2) Where no relevant representations are made, the authority must issue the applicant with a statement to that effect.

**(3) Where relevant representations are made, the authority must—**

- (a) hold a hearing to consider them, unless the authority, the applicant and each person who has made such representations agree that a hearing is unnecessary,
- (b) determine whether, on the basis of those representations and the provisional statement application, it would consider it [F1 appropriate] to take any steps under section 18(3)(b) if, on the work being satisfactorily completed, it had to decide whether to grant a premises licence in the form described in the provisional statement application, and
- (c) issue the applicant with a statement which—
  - (i) gives details of that determination, and
  - (ii) states the authority's reasons for its decision as to the steps (if any) that it would be [F2 appropriate] to take under section 18(3)(b).

(4) The licensing authority must give a copy of the provisional statement to—

- (a) each person who made relevant representations, and
- (b) the chief officer of police for each police area in which the premises are situated.

(5) In this section “relevant representations” means representations—

- (a) which are about the likely effect on the licensing objectives of the grant of a premises licence in the form described in the provisional statement application, if the work at the premises was satisfactorily completed, and
- (b) which meet the requirements of subsection (6).

(6) The requirements are—

- (a) that the representations are made by [F3 a responsible authority or other person] within the period prescribed under section 17(5)(c) by virtue of section 30,
- (b) that the representations have not been withdrawn, and
- (c) in the case of representations made by [F4 a person who is not a responsible authority], that they are not, in the opinion of the relevant licensing authority, frivolous or vexatious.

(7) Where the authority determines for the purposes of subsection (6)(c) that any representations are frivolous or vexatious, it must notify the person who made them of the reasons for its determination.

(8) In this section “provisional statement application” means an application made in accordance with section 29.

**Any 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

**In each case the Sub-Committee may make the following determination under Section 18 (3)(b) Licensing Act 2003 that states**

Where relevant representations are made, the authority must—

(a) hold a hearing to consider them, unless the authority, the applicant and each person who has made such representations agree that a hearing is unnecessary, and

**(b) having regard to the representations, take such of the steps mentioned in subsection (4) (if any) as it considers for the promotion of the licensing objectives.**

(4) The steps are—

(a) to grant the licence subject to—

(i) the conditions mentioned in subsection (2)(a) modified to such extent as the authority considers **[F2appropriate]** for the promotion of the licensing objectives, and

(ii) any condition which must under section 19, 20 or 21 be included in the licence;

(b) to exclude from the scope of the licence any of the licensable activities to which the application relates;

(c) to refuse to specify a person in the licence as the premises supervisor;

(d) to reject the application.

#### **4. Issues for discussion**

The proposed licensable activities and permitted hours sought by the application.

The content of the operating schedule in promoting the four licensing objectives.

- The representations made in respect of the application.
- Newport City Council’s Statement of Licensing Policy
- Any conditions that are required by the Panel to be attached to the Premises Licence in order to promote the four Licensing Objectives, in light of the information contained in the applicant’s operating schedule and representations received.

## Appendix 1

### Copy of application under Section 29 Licensing Act 2003 for grant of Provisional Statement

#### **Application for a provisional statement to be granted under the Licensing Act 2003**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Pasquale Cinotti

*(Insert name(s) of applicant)*

**apply for a provisional statement under section 29 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003**

#### **Part 1 – Premises Details**

Postal address of premises or, if none, ordnance survey map reference or description			
Rothbury House 10 Stow Park Circle			
Post town	Newport	Postcode	NP20 4HE
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£	

#### **Part 2 - Applicant Details**

Please state whether you are applying for a premises licence as

Please tick all that apply

- a) an individual or individuals \*  please complete section (A)
- b) a person other than an individual \*
- i. as a limited company  please complete section (B)
- ii. as a partnership  please complete section (B)
- iii. as an unincorporated association or  please complete section (B)
- iv. other (for example a statutory corporation)  please complete section (B)
- c) a recognised club  please complete section (B)
- d) a charity  please complete section (B)

- e) the proprietor of an educational establishment  please complete section (B)
- f) a health service body  please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales  please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm:

Please tick as appropriate

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

**(A) INDIVIDUAL APPLICANTS** (fill in as applicable)

Mr <input checked="" type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname Cinotti			First names Pasquale		
I am 18 years old or over				<input checked="" type="checkbox"/>	Please tick yes
Current postal address if different from premises address		<b>Unit G1 Tesco Store Newport Retail Park Spytty Road</b>			
Post town	<b>Newport</b>		Postcode	<b>NP19 4TX</b>	
Daytime contact telephone number			<b>01633 270210</b>		
E-mail address (optional)	gemellidesserts@hotmail.com				

**SECOND INDIVIDUAL APPLICANT (if applicable)**

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post town		Postcode			
Daytime contact telephone number					
E-mail address (optional)					

**(B) OTHER APPLICANTS**

**Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned**

Name
Address
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association)
Telephone number (if any)
E-mail address (optional)



What is the nature of your interest in the premises?

Owner

### Part 3 – Schedule of works

Is the premises

Please tick as appropriate

about to be constructed

being extended or altered

Please give details of the work and please attach plans of the work being done or about to be done at the premises

This derelict grade II listed villa, last used as a nursing home, is to be refurbished and converted in to a 7-bed luxury boutique hotel with a side extension on the ground floor (an orangery) which is to be used as a high-quality restaurant.

Planning and listed building consents have been granted by the Council. Please see the attached plans.

The works will involve the building of an orangery (side extension); the demolition of outbuildings and the construction of replacement outbuildings and a rear extension along with car parking and landscaping.

If a provisional statement is granted the applicant intends to complete the works – as approved by the Council when granting planning permission within six to twelve months at an estimated cost of between £500,000 and £1 million.

Please give particulars of the premises to which the application relates (please read guidance note 1)

The premises consist of a derelict late 19th century grade II listed villa located in its own grounds within the Stow Park Conservation Area. The villa was last used as a nursing home. That was a commercial use. Previously the Council had granted consent to convert the building into 7 flats.

The proposed conversion is much more sensitive to the existing historic fabric than the previous scheme.

There is sufficient land within the boundaries of the property to provide enough parking for both staff and all customers whether they will be guests of the hotel or visitors to the restaurant.



Which licensable activities will the premises be used for?

Provision of regulated entertainment

Please tick Yes

- a) plays (optional, fill in box A)
- b) films (optional, fill in box B)
- c) indoor sporting events (optional, fill in box C)
- d) boxing or wrestling entertainment (optional, fill in box D)
- e) live music (optional, fill in box E)
- f) recorded music (optional, fill in box F)
- g) performances of dance (optional, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (optional, fill in box H)

**Provision of late night refreshment** (optional, fill in box I)

**Supply of alcohol** (optional, fill in box J)

**Complete boxes K, L and M (optional)**

**Part 4 – OPTIONAL – you may fill in this section if you choose to**

General description of premises (please read guidance note 1)

This derelict grade II listed villa, last used as a nursing home, is to be refurbished and converted in to a 7-bed luxury boutique hotel with a side extension on the ground floor (an orangery) which is to be used as a high-quality restaurant.

Planning and listed building consents have been granted by the Council. Please see the attached plans.

The works will involve the building of an orangery (side extension); the demolition of outbuildings and the construction of replacement outbuildings and a rear extension along with car parking and landscaping.

If a provisional statement is granted the applicant intends to complete the works – as approved by the Council when granting planning permission within six to twelve months at an estimated cost of between £500,000 and £1 million.

**I**

<b>Late night refreshment</b> Standard days and timings (please read guidance note 6)			<b><u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<p><b><u>Please give further details here</u></b> (please read guidance note 3)</p> <p>This provision is requested to cover the odd occasion when the completion of a meal in the restaurant goes beyond 23.00 hours and when otherwise the service of a hot coffee or hot dessert (sweet) would constitute a breach of the licence.</p> <p>The restaurant will be closed and all of its customers will have left the premises on all standard days by 12 midnight.</p> <p><b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 4)</p> <p><b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 5)</p> <p>Christmas Eve, New Years Eve and special national days such as Royal Weddings.</p>		
Mon	23.00	24.00			
Tue	23.00	24.00			
Wed	23.00	24.00			
Thur	23.00	24.00			
Fri	23.00	24.00			
Sat	23.00	24.00			
Sun	23.00	24.00			

**J**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 6)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<p><b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 4)</p> <p>The premises will be a hotel – hence the need for 24-hour licensing for the supply of alcohol to residents and their bona fide guests.</p> <p>The opening hours of the restaurant will be between 08.00 and 23.00 hours and alcohol will not be supplied to customers of the restaurant outside those hours (save for non-standard special occasions such as Christmas Eve, New Year’s Eve and national special days such as Royal Weddings).</p> <p>The off-sales provision is sought for those customers of the restaurant who simply wish to take home with them a bottle of wine, for example.</p> <p><b>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 5)</p>		
Mon	0.00	24.00			
Tue	0.00	24.00			
Wed	0.00	24.00			
Thur	0.00	24.00			
Fri	0.00	24.00			
Sat	0.00	24.00			
Sun	0.00	24.00			

**K**

**Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children** (please read guidance note 8).

None

L

<b>Hours premises are open to the public</b> Standard timings (please read guidance note 6)			<b><u>State any seasonal variations</u></b> (please read guidance note 4)  The premises are to be used as a luxury boutique hotel and the opening hours for the restaurant will be between 08.00 and 23.00 hours.
Day	Start	Finish	
Mon	0.00	24.00	
Tue	0.00	24.00	
Wed	0.00	24.00	
Thur	0.00	24.00	
Fri	0.00	24.00	
Sat	0.00	24.00	
Sun	0.00	24.00	

**Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list** (please read guidance note 5)



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

**a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)**

The premises are to be used as a luxury hotel and restaurant and therefore, save for the prevention of public nuisance, the other licensing objectives are not engaged such that any step to promote them is needed.

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

None required

**c) Public safety**

None required

**d) The prevention of public nuisance**

The applicant and his staff intend to be good neighbours and, in that regard, customers will be requested, and signs placed at exits from the premises asking customers, to leave quietly so as not to disturb neighbours.

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

None required

**Checklist:**

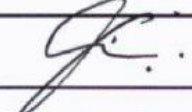
**Please tick to indicate agreement**

- I have made or enclosed payment of the fee.
- I have enclosed the plans of the works to be done at the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.

**IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.**

Part 5 – Signatures (please read guidance note 10)

**Signature of applicant or applicant's solicitor or other duly authorised agent** (see guidance note 11).  
**If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	21/5/2018
Capacity	OWNER

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant's solicitor or other authorised agent** (please read guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13).

MR ROBERT DAVIES  
RDP LAW LIMITED  
WENTWOOD HOUSE  
LANGSTONE BUSINESS VILLAGE

Post town	NEWPORT	Postcode	NP18 2HJ
-----------	---------	----------	----------

Telephone number (if any)	01633 413500
---------------------------	--------------

If you would prefer us to correspond with you by e-mail, your e-mail address (optional).



GENERAL NOTES

1. The architect is not responsible for the accuracy of the information provided in this plan. The architect is not responsible for the accuracy of the information provided in this plan. The architect is not responsible for the accuracy of the information provided in this plan.

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	08/01/2016
2	ISSUED FOR PERMITTING	08/01/2016
3	ISSUED FOR PERMITTING	08/01/2016
4	ISSUED FOR PERMITTING	08/01/2016
5	ISSUED FOR PERMITTING	08/01/2016
6	ISSUED FOR PERMITTING	08/01/2016
7	ISSUED FOR PERMITTING	08/01/2016
8	ISSUED FOR PERMITTING	08/01/2016
9	ISSUED FOR PERMITTING	08/01/2016
10	ISSUED FOR PERMITTING	08/01/2016


Author: PASQUALE CHIOITI  
 Title: Planning Application

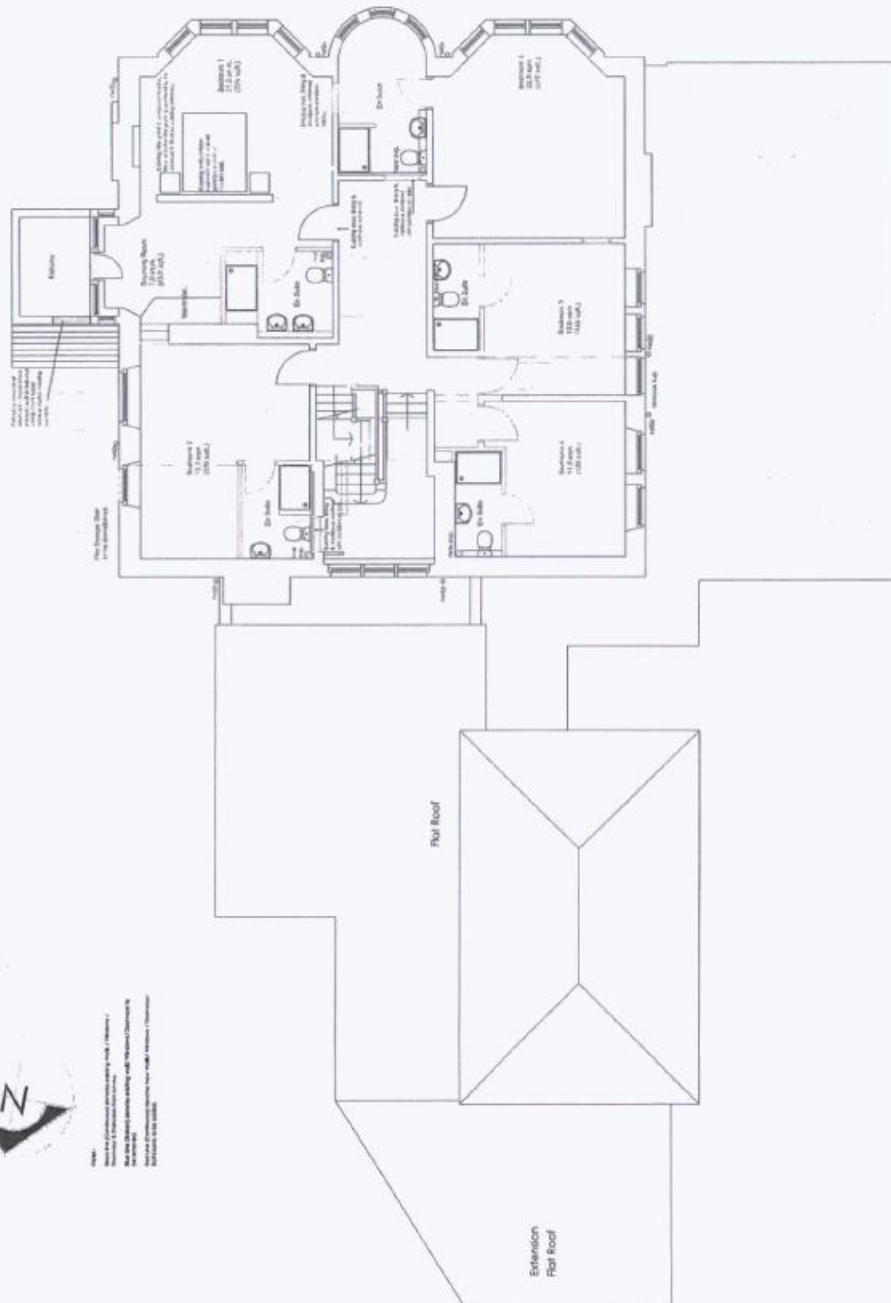
Project: 10 STOW PARK CIRCLE  
 NEWPORT.

Sheet: FIRST FLOOR PLAN  
 AS PROPOSED.

Scale	Date	Checked	Approved
1/8" = 1'-0"	08/01/2016	PL-203	D
1/8" = 1'-0"	08/01/2016	PL-203	D

August 2016


  
 Architect: PASQUALE CHIOITI  
 10 STOW PARK CIRCLE  
 NEWPORT, CA 95058  
 TEL: (415) 350-1000  
 WWW.PASQUALECHIOITI.COM



FIRST FLOOR PLAN - AS PROPOSED

GENERAL NOTES

The contractor shall verify the location of all existing and proposed utility lines, including but not limited to, water, sewer, gas, and electrical. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for protecting all existing utility lines and structures. The contractor shall be responsible for maintaining access to all existing utility lines and structures. The contractor shall be responsible for maintaining access to all existing utility lines and structures.

Item	Description	Quantity	Unit	Notes
1	CONCRETE			
2	STEEL			
3	MECHANICAL			
4	ELECTRICAL			
5	PLUMBING			
6	PAINT			
7	GLASS			
8	WOOD			
9	CEILING			
10	FLOORING			
11	MECHANICAL			
12	ELECTRICAL			
13	PLUMBING			
14	PAINT			
15	GLASS			
16	WOOD			
17	CEILING			
18	FLOORING			
19	MECHANICAL			
20	ELECTRICAL			
21	PLUMBING			
22	PAINT			
23	GLASS			
24	WOOD			
25	CEILING			
26	FLOORING			
27	MECHANICAL			
28	ELECTRICAL			
29	PLUMBING			
30	PAINT			
31	GLASS			
32	WOOD			
33	CEILING			
34	FLOORING			
35	MECHANICAL			
36	ELECTRICAL			
37	PLUMBING			
38	PAINT			
39	GLASS			
40	WOOD			
41	CEILING			
42	FLOORING			
43	MECHANICAL			
44	ELECTRICAL			
45	PLUMBING			
46	PAINT			
47	GLASS			
48	WOOD			
49	CEILING			
50	FLOORING			

NOTES: For client approval

PASQUALE CIVITIL

10 TOW PARK CIRCLE  
NEWPORT

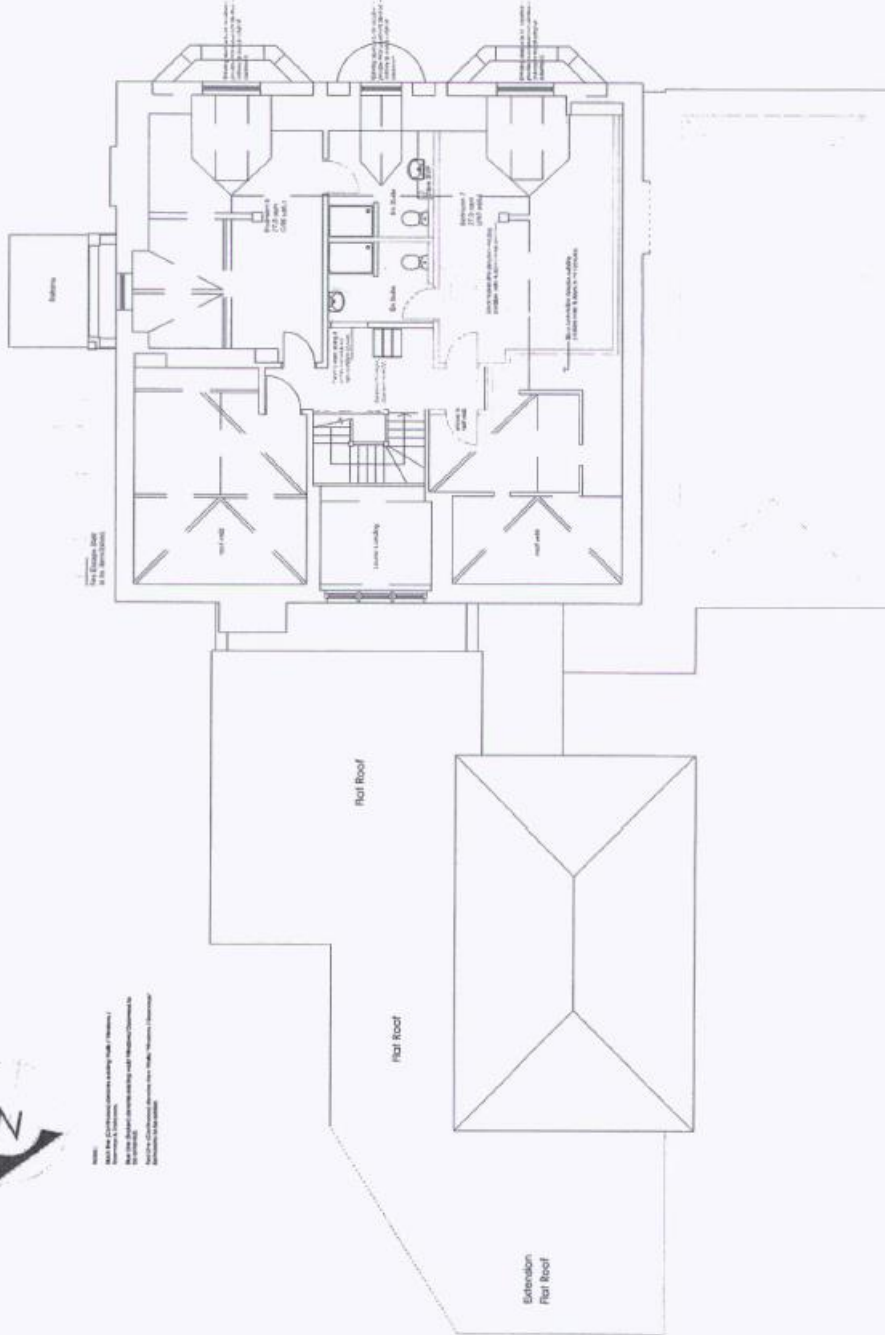
SECOND FLOOR PLAN  
AS PROPOSED

Date	By	Checked	Approved
11.30	ENY	SMS	
18.55	PL-204		C
AUGUST 2014			

ADDRESS: 10 TOW PARK CIRCLE  
NEWPORT, RI 02880  
PHONE: 401-885-1111  
WWW.PASQUALECIVITIL.COM



NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2012 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ELECTRICAL CODE (IEC).  
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).



SECOND FLOOR PLAN - AS PROPOSED

GENERAL NOTES

The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.

The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.

The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.

The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.

The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.

The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.

The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.

The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.

The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.

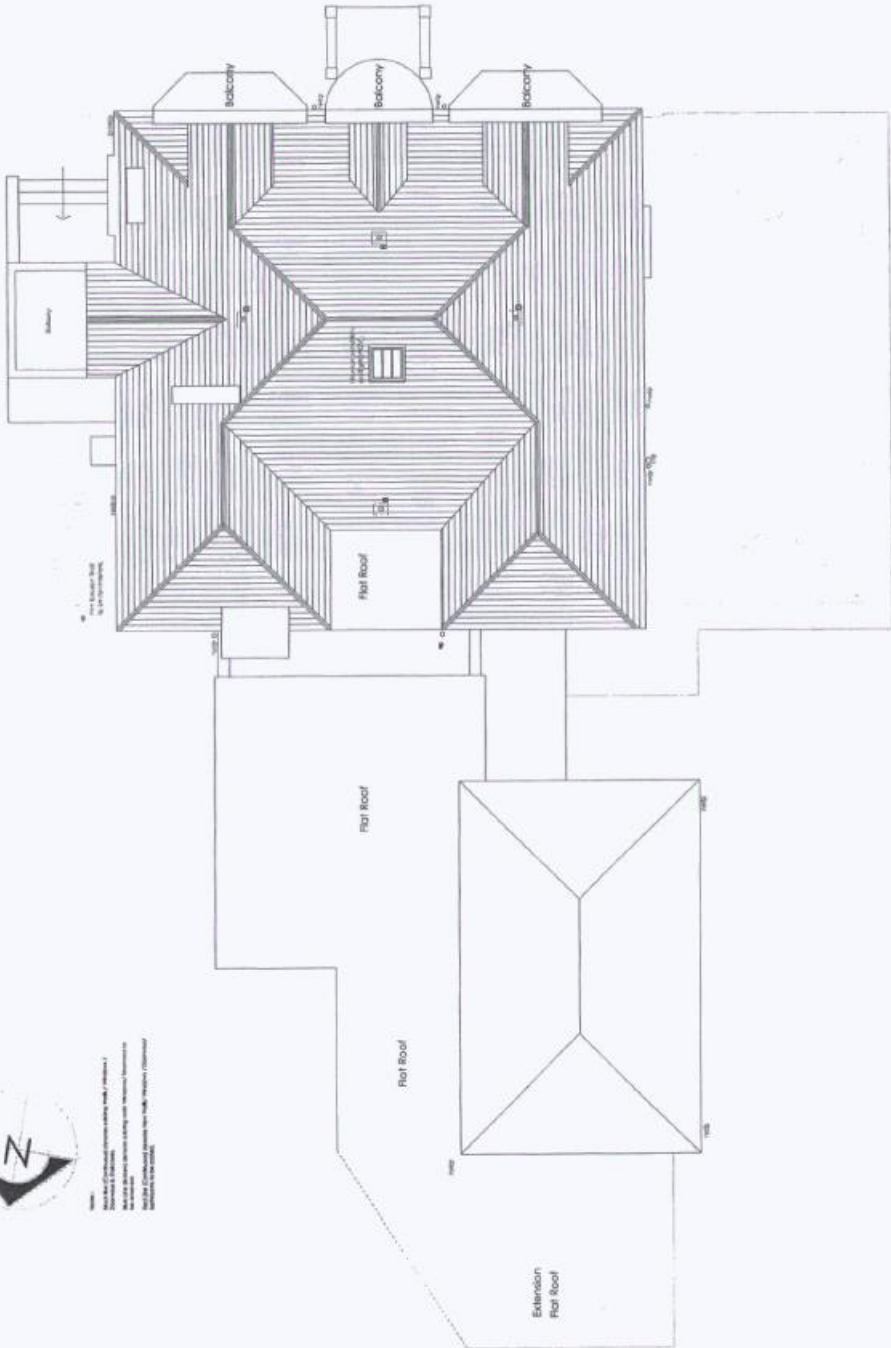
The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.

The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.

The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.



NOTES: 1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. 2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT.

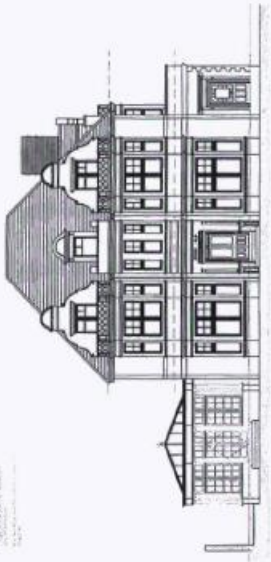


ROOF PLAN - AS PROPOSED

Project: PASQUALE CINQOTTI  
Address: 10 STON PARK CIRCLE, NEWPORT.  
Roof Plan: AS PROPOSED.  
Scale: 1:50  
Date: 18/05/2016  
Author: PL-205  
Checked: C  
August 2016

Design: General Design, Inc./AIA  
 New Haven, CT  
 203.261.1111  
 www.gdesign.com  
 Project: 1855 PL-206  
 Architect: P. J. Pasquale  
 1855 PL-206  
 New Haven, CT 06511  
 203.261.1111

CHURCH STREET A  
 GENERAL NOTES



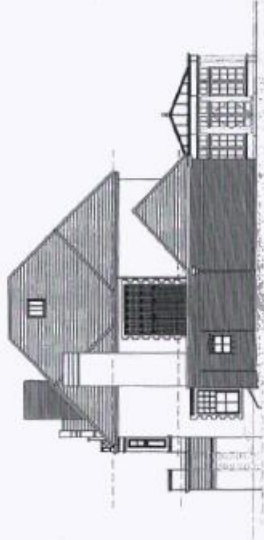
South Elevation [Front] As Proposed



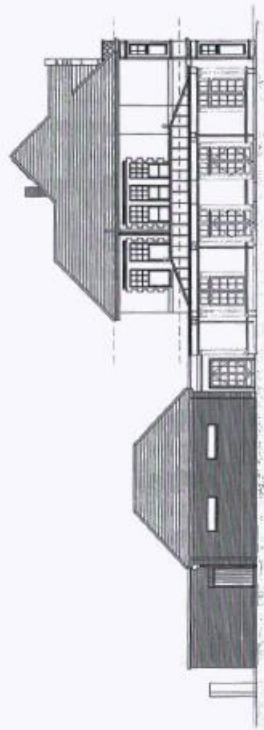
East Elevation [side] As Proposed

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).  
 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.  
 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.  
 5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT'S REQUIREMENTS.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT'S REQUIREMENTS.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.  
 9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT'S REQUIREMENTS.  
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.  
 13. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 15. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT'S REQUIREMENTS.  
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.  
 17. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 19. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT'S REQUIREMENTS.  
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

STATUS: For client approval



North Elevation [rear] As Proposed



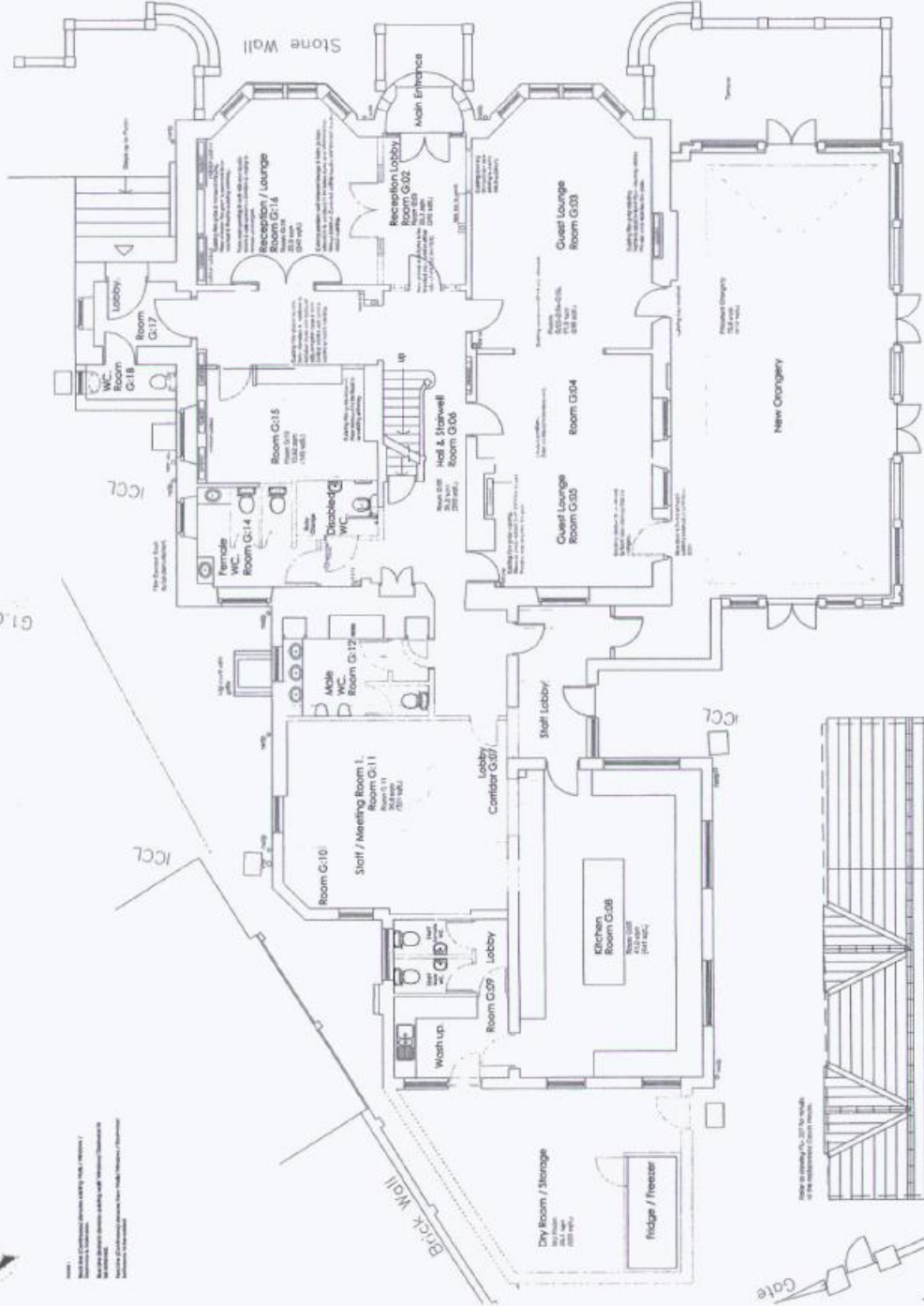
West Elevation [Side] As Proposed

PASQUALE CINOTTI  
 10 STOW PARK CIRCLE  
 NEWPORT, CT 06456  
 ELEVATIONS 01  
 AS PROPOSED  
 1:50 DW 305  
 1855 PL-206 D  
 AUGUST 2016  
 ARCHITECT NAME: PASQUALE CINOTTI  
 ARCHITECT FIRM: PASQUALE CINOTTI ARCHITECTS & PLANNERS  
 185 STOW PARK CIRCLE  
 NEWPORT, CT 06456  
 TEL: 860.939.0888  
 WWW.PASQUALECINOTTI.COM





GENERAL NOTES



1. All work shall be in accordance with the relevant British Standards and Codes of Practice.  
 2. All work shall be carried out in accordance with the relevant Building Regulations and Approved Documents.  
 3. All work shall be carried out in accordance with the relevant Health and Safety Regulations and Codes of Practice.  
 4. All work shall be carried out in accordance with the relevant Environmental Protection Regulations and Codes of Practice.  
 5. All work shall be carried out in accordance with the relevant Fire Safety Regulations and Codes of Practice.  
 6. All work shall be carried out in accordance with the relevant Access to Work Regulations and Codes of Practice.  
 7. All work shall be carried out in accordance with the relevant Equality and Diversity Regulations and Codes of Practice.  
 8. All work shall be carried out in accordance with the relevant Data Protection Regulations and Codes of Practice.  
 9. All work shall be carried out in accordance with the relevant Information Security Regulations and Codes of Practice.  
 10. All work shall be carried out in accordance with the relevant Intellectual Property Rights Regulations and Codes of Practice.

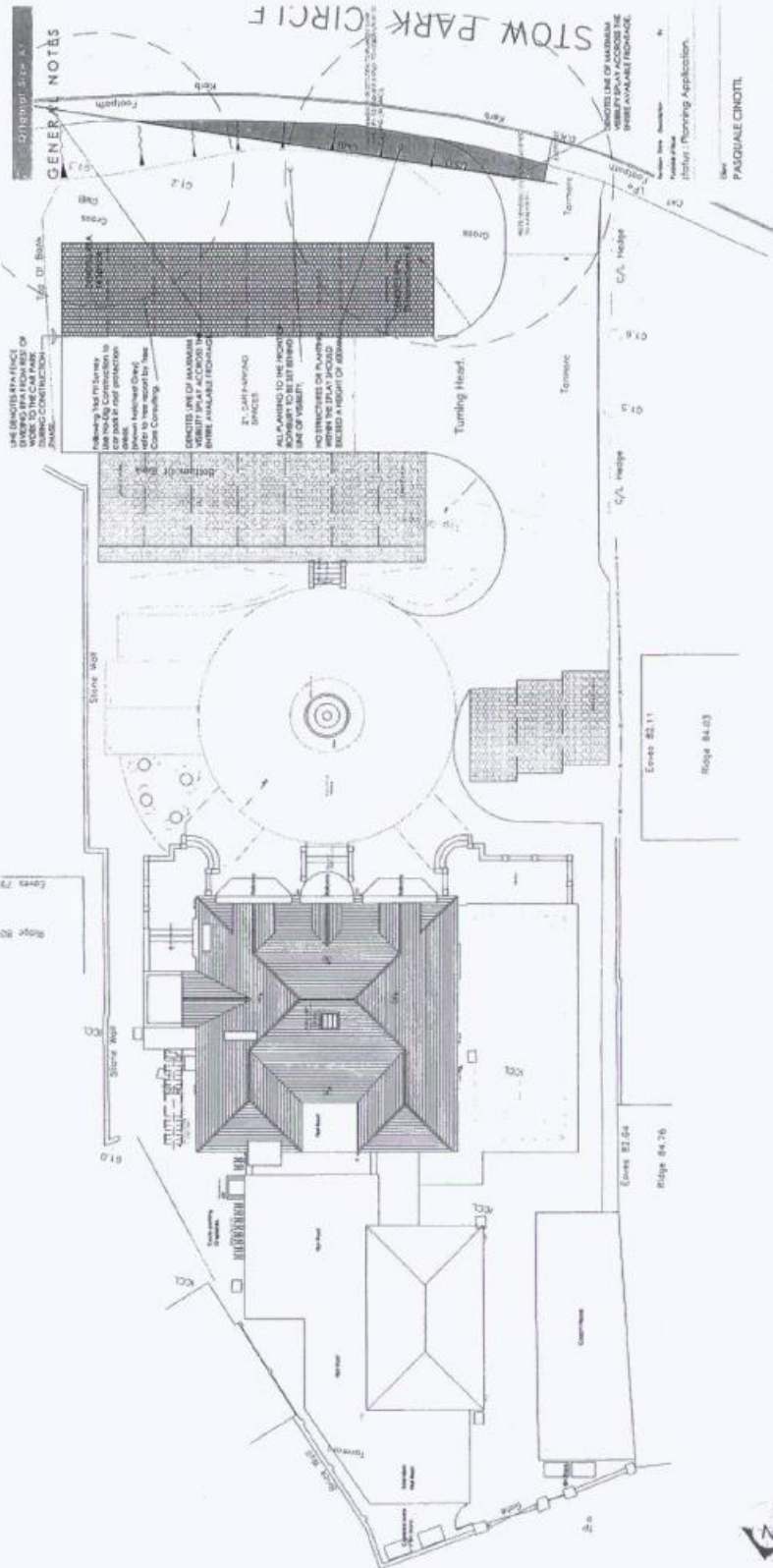
1. The design is based on the information provided by the client and is subject to change without notice.  
 2. The design is based on the information provided by the client and is subject to change without notice.  
 3. The design is based on the information provided by the client and is subject to change without notice.  
 4. The design is based on the information provided by the client and is subject to change without notice.  
 5. The design is based on the information provided by the client and is subject to change without notice.  
 6. The design is based on the information provided by the client and is subject to change without notice.  
 7. The design is based on the information provided by the client and is subject to change without notice.  
 8. The design is based on the information provided by the client and is subject to change without notice.  
 9. The design is based on the information provided by the client and is subject to change without notice.  
 10. The design is based on the information provided by the client and is subject to change without notice.

Room No.	Room Name	Area (sqm)	Notes
G-01	Reception/Lounge	120	
G-02	Reception Lobby	80	
G-03	Guest Lounge	150	
G-04	Room G-04	100	
G-05	Room G-05	100	
G-06	Room G-06	100	
G-07	Room G-07	100	
G-08	Kitchen	50	
G-09	Room G-09	100	
G-10	Room G-10	100	
G-11	Room G-11	100	
G-12	Room G-12	100	
G-13	Room G-13	100	
G-14	Room G-14	100	
G-15	Room G-15	100	
G-16	Room G-16	100	
G-17	Room G-17	100	
G-18	Room G-18	100	

PROJECT: PASPOUALE HOTEL  
 ADDRESS: 10 STOW PARK CIRCLE, NEWPORT.  
 DRAWING NO: PL-202  
 DATE: AUGUST 2016  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]  
 PROJECT MANAGER: [Name]  
 CLIENT: [Name]  
 CONTRACT NO: [Number]  
 DRAWING NO: PL-202  
 DATE: AUGUST 2016

J.P. ARCHITECTS & PLANNERS  
 10 STOW PARK CIRCLE  
 NEWPORT, NP23 5QJ  
 TEL: 01493 444444  
 FAX: 01493 444444  
 WWW: www.jparchitects.co.uk





**GENERAL NOTES**

1. THE BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS OF THE EXISTING SITE. THE BOUNDARIES OF THE CAR PARK ARE SHOWN AS PROPOSED.

2. THE EXISTING SITE IS A MIXED USE DEVELOPMENT. THE PROPOSED DEVELOPMENT IS A MIXED USE DEVELOPMENT.

3. THE PROPOSED DEVELOPMENT IS A MIXED USE DEVELOPMENT. THE PROPOSED DEVELOPMENT IS A MIXED USE DEVELOPMENT.

4. THE PROPOSED DEVELOPMENT IS A MIXED USE DEVELOPMENT. THE PROPOSED DEVELOPMENT IS A MIXED USE DEVELOPMENT.

5. THE PROPOSED DEVELOPMENT IS A MIXED USE DEVELOPMENT. THE PROPOSED DEVELOPMENT IS A MIXED USE DEVELOPMENT.

6. THE PROPOSED DEVELOPMENT IS A MIXED USE DEVELOPMENT. THE PROPOSED DEVELOPMENT IS A MIXED USE DEVELOPMENT.

7. THE PROPOSED DEVELOPMENT IS A MIXED USE DEVELOPMENT. THE PROPOSED DEVELOPMENT IS A MIXED USE DEVELOPMENT.

8. THE PROPOSED DEVELOPMENT IS A MIXED USE DEVELOPMENT. THE PROPOSED DEVELOPMENT IS A MIXED USE DEVELOPMENT.

9. THE PROPOSED DEVELOPMENT IS A MIXED USE DEVELOPMENT. THE PROPOSED DEVELOPMENT IS A MIXED USE DEVELOPMENT.

10. THE PROPOSED DEVELOPMENT IS A MIXED USE DEVELOPMENT. THE PROPOSED DEVELOPMENT IS A MIXED USE DEVELOPMENT.

**NOTE:**  
 This Site Layout Plan is to be read in conjunction with the Landscape Proposal drawing 1177/P/001 by Morgan Hillier for submission to the Council.

NO.	DESCRIPTION	DATE
1	ISSUED FOR TENDERS	11/08/2016
2	REVISED TO REFLECT COMMENTS FROM THE ARCHITECT	11/08/2016
3	REVISED TO REFLECT COMMENTS FROM THE ARCHITECT	11/08/2016
4	REVISED TO REFLECT COMMENTS FROM THE ARCHITECT	11/08/2016
5	REVISED TO REFLECT COMMENTS FROM THE ARCHITECT	11/08/2016
6	REVISED TO REFLECT COMMENTS FROM THE ARCHITECT	11/08/2016
7	REVISED TO REFLECT COMMENTS FROM THE ARCHITECT	11/08/2016
8	REVISED TO REFLECT COMMENTS FROM THE ARCHITECT	11/08/2016
9	REVISED TO REFLECT COMMENTS FROM THE ARCHITECT	11/08/2016
10	REVISED TO REFLECT COMMENTS FROM THE ARCHITECT	11/08/2016

Project: 10 STOW PARK CIRCLE, NEWPORT.  
 Client: PASQUALE CINOTTI.  
 Site: 10 STOW PARK CIRCLE, NEWPORT.  
 Drawing: SITE LAYOUT PLAN / GROUND FLOOR PLAN AS PROPOSED.  
 Scale: 1:100.  
 Date: 11/08/2016.  
 Drawing No: 1855 PL-201 K.  
 Date: AUGUST 2016.


  
 OIO CONSULTANTS  
 3, GLEBE GARDENS  
 NEWPORT, SA51 1AA  
 TEL: 01493 777777  
 FAX: 01493 777778  
 WWW.OIOCONSULTANTS.CO.UK

**SITE LAYOUT PLAN / GROUND FLOOR PLAN AS PROPOSED.**

**Appendix 2 Location of Premises**



## **Appendix 3**

### **Licensing Authority-Responsible Authority representation**

#### **LICENSING ACT 2003**

#### **NOTICE OF OBJECTION under Section 18 Licensing Act 2003**

#### **TO AN APPLICATION BY PASQUALE CINOTTI UNDER SECTION 29 LICENSING ACT 2003 FOR A PROVISIONAL STATEMENT TO BE GRANTED IN RESPECT OF ROTHBURY HOUSE 10, STOW PARK CIRCLE, NEWPORT, NP20 4HE.**

Newport City Council's Licensing Authority acting in their capacity as a 'Responsible Authority' by virtue of Section 182 (4) Licensing Act 2003 (amended guidance) wish to object to the grant of this application on the grounds that:

- clarification is required in respect of the Seasonal Variations and Non Standard Timings with regard to the proposed licensable activities of the Supply of alcohol and provision of late night refreshment.
- The proposed operating schedule does not provide clear and measurable steps to ensure the promotion of the Licensing Objectives of (a) Prevention of Crime and Disorder (b) Prevention of Public Nuisance (c) Public Protection and (d) Protection of Children from Harm.

This objection is open to mediation with the applicant and shall be withdrawn if the following proposals are agreed.

- Seasonal Variations/Non Standard Timings require specific timings for the provision of licensable activities.

The following conditions are volunteered to be attached to the Provisional Statement and any subsequent application for a Premises Licence to be granted.

- Save for resident guests at the hotel, the supply of alcohol shall be restricted to persons who are dining at the premises restaurant.
- In accordance with the mandatory requirement for implementation of an age verification policy, the Designated Premises Supervisor will operate the nationally recognised scheme 'Challenge 21' and all staff shall be trained in respect of this scheme which details that persons who appear to be below 21 years will be required to provide photographic proof of age before being supplied with alcohol and where such proof is not produced no supply shall be made. Notices that this scheme is in operation shall be displayed at the entrance to the premises.

**William Stephen Lewis**  
**Licensing Officer**  
**Newport City Council.**

## Appendix 3

### Copy of letter of objection from Mr John Farrow

14 Stow Park Circle,  
Newport,  
Gwent  
NP20 4HF.  
15<sup>th</sup> June 2018.

Licensing Services  
Information Station  
Old Station Building  
Queensway  
Newport  
NP20 4AX

**Re: Grant of Provisional Statement, Licensing Act 2003.**  
**ROTHBURY HOUSE, 10 STOW PARK CIRCLE, NEWPORT.**

I am the owner of 14 Stow Park Circle, NP20 4HF and share a boundary in the form of a residential party wall 18 metres long to the west elevation of the applicants' site. I have lived in Stow Park Circle for thirty seven years.

This is primarily a residential area largely surrounded with houses and flats and two nursing homes for the elderly within 25 metres of the boundary of the site.

*My living and bed rooms are within 7 metres of the public rooms of the proposed hotel and restaurant business.*

My main concern is the disturbance from **noise** (particularly at unsocial hours) not just from within the building, but the external activities from any use as an overflow area into the gardens or a smoking area. The nuisance of noise can have many sources from loud conversation to the slamming of car doors, etc. Smells from food, alcohol and cigarettes are another concern.

The specific planning limitation for a maximum of 24 covers in the restaurant can easily be abused as can some licensing conditions instanced by the no-go area of Newport town centre late at night. So called "closing time" does not mean people leave the area. Visit Clifton, Bristol (also a residential conservation area) and witness the impact of late night drinking there!

More worrying is the wording of the application....."sale and supply of alcohol and **late night** refreshment." Late night in Newport town centre probably means 3- 4am or later, whereas in Stow Park Circle many residents go to bed about 9 pm and the nursing home residents even earlier. This is far too imprecise and not acceptable.

What your decision may undoubtedly prove is that no location in Newport is safe from commercial development intruding into the lives of local residents, whilst the designated commercial centre lies increasingly abandoned.

For the avoidance of doubt, I am not objecting to a sensible and responsible attitude for the provision of alcohol to hotel residents during reasonable hours, but we all know this can only be the thin edge of the wedge. The conduct of the comings and goings of diners and non resident drinkers will be the real problem, which in truth we all know is almost impossible to police.

Yours faithfully



John Farrow.

## Appendix 4

### Copy of letter of objection from Claire Jones.

3 Stow Park Gardens

Newport

NP20 4HP

19<sup>th</sup> June 2018

Dear Sirs

**Re Grant of Provisional Statement in relation to late night licence for the supply of alcohol and refreshment at the Rothbury Stow Park Circle (proposed 7 bed hotel & restaurant)**

My husband & I live in the cul de sac opposite the entrance to the proposed development and are concerned at the proposed application to grant a late night licence for the provision of alcohol and refreshments.

1. The need for a late night licence can only be for the provision of alcohol and refreshments to potential wedding guests at the nearby registry office and therefore will cause a problem with parking, noise, drunken behaviour of non residents leaving a conservation area after the majority of not all residents and those in Care homes will be asleep.
2. On the basis that the licence is to apply to residents only after say 10pm there would be a reduced chance of nuisance to neighbouring properties
3. The granting of a late night licence in a residential conservation area changes the nature and ambiance of the Circle and will increase the level of traffic together with those driving whilst intoxicated and potentially driving the wrong way around the circle (as happens frequently from those exiting the Registry office and also cars driving into the cul de sac expecting it to lead out of the Circle as there is insufficient signage at any point. This is clearly a danger not only to residents but to others who use the Circle for access to Caerperllan Road. The Circle is a narrow Road and excessive parking on the streets and the gardens will lead to obstructions and accidents and the potential inability of Ambulances being able to drive to the Care Homes in the Circle thus putting the Elderly & Vulnerable at risk.
4. Finally we feel that the grant of a late night licence will then lead to applications for late night music and other wedding associated applications which will alter the area and lead to disruption, noise, public nuisance and distress to the neighbours.



Please take our representations into account and we look forward to hearing from you with the date of the hearing pursuant to the Licensing Act 3003.

Yours faithfully,

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

Mrs Claire Jones