



Agenda

Meeting **Statutory Licensing Sub-Committee**

To: **Councillors Barbara Brodigan, Kevin Foster and Tim Grogan.**

Date: **Thursday, 4 September 2025**

Time: **10.00 am**

Venue: **Brierley Room, County Hall, Northallerton, DL7 8AD**

Business

1. Election of Chair

To elect a Member to act as Chair of the meeting.

2. Apologies for absence

3. Disclosures of interest

All Members are invited to declare at this point any interests they have in items appearing on this agenda, including the nature of those interests.

4. Procedure for meeting **(Pages 3 - 4)**

To confirm the procedure to be followed at the meeting.

5. Application for a Full Variation of a Premises Licence Aysgarth Falls Hotel, Leyburn **(Pages 5 - 70)**

Members of the public are entitled to attend this meeting as observers for all those items taken in open session. You may be interested in [subscribing to updates](#) about this or any other North Yorkshire Council committee.

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Contact Details

For enquiries relating to this agenda and meeting please contact:

Stephen Loach, Principal Democratic Services Officer

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Wednesday, 27 August 2025



Statutory Licensing Sub-Committee

Procedure

Introduction

1. The Sub-Committee will conduct its hearings fairly, observing the basic rules of natural justice.
2. Each hearing will take the form of a discussion led by the Chair and cross examination will not be permitted unless the Sub-Committee considers that cross examination is necessary.
3. Hearings will be held in public but the Sub-Committee may decide to exclude the public from all or part of a hearing where it considers the public interest in doing so outweighs the public interest in the hearing taking place in public. In this context "public" includes any party to the hearing or any representative of a party.

Procedure

4. At the beginning of the meeting the Chair shall:-
 - a) ask those present to introduce themselves;
 - b) explain the procedure;
 - c) ask the parties whether they wish permission for another person to appear at the hearing.
5. The Sub-Committee will consider requests from the parties for permission for other persons to appear at the meeting. Such permission will not be unreasonably withheld.
6. The Chair will conduct the hearing taking representations from the parties in the following order:
 - a) the Licensing Officer who will outline the background to the case. The Licensing Officer's role is to provide factual information to the Sub-Committee.
 - b) the applicant/licence holder (including any person appointed to represent the party or any other persons who have been given permission to assist the party).
 - c) any party making representations (including any person appointed to represent the party or any persons who have been given permission to assist the party).

7. Before determination, the applicant/licence holder will be given the final opportunity to address the Sub-Committee.
8. Each party will be given an equal maximum period of time in which to put forward any additional information requested by the Council, to question other persons (if given permission by the Sub-Committee) and address the Sub-Committee.
9. The Sub-Committee may exclude disruptive persons in certain circumstances.
10. The Sub-Committee may adjourn the hearing in certain circumstances.
11. The Sub-Committee will ask the parties to withdraw so that it can consider its determination. In considering its determination, the Sub-Committee may ask its Legal Advisor to provide it with legal and procedural advice. The nature of this advice will be notified to the parties.
12. The Sub-Committee will make its determination at the end of the meeting and this will be confirmed in writing.

Failure of Parties to Attend a Hearing

13. If a party has informed the Council that they do not intend to attend or be represented at a hearing, the hearing may proceed in their absence.
14. Where a party has not so indicated fails to attend or be represented at a hearing the Sub-Committee may:
 - a) where it considers it to be necessary in the public interest, adjourn the hearing to a specified date; or
 - b) hold the hearing in the party's absence.
15. Where the hearing is held in the absence of a party, the authority shall consider at the hearing of the application, representation or notice made by that party.
16. Where a hearing is adjourned to a specified date the Council will notify the parties of the date, time and place to which the hearing has been adjourned.

April 2023

Statutory Licensing Sub-Committee

04 September 2025

Application for a Full Variation of a Premises Licence Aysgarth Falls Hotel, Leyburn, DL8 3SR.

Report of the Corporate Director - Environment

1.0 PURPOSE OF REPORT

- 1.1 This report asks the Sub-Committee to consider an application for the Full Variation of a premises licence in respect of Aysgarth Falls Hotel, Leyburn, DL8 3SR.

2.0 BACKGROUND

- 2.1 On 10 July 2025, North Yorkshire Council received an application for the variation in respect of Aysgarth Falls Hotel, Leyburn. The licence was first granted in 2014 under the Licensing Act 2003.
- 2.2 The Applicant seeks to extend the existing Licence to include the grounds of the hotel in which the Chalets will be located. Also, the Applicant seeks to include the existing hotel accommodation with the Licence area, for the same purpose. As part of the Application, the following plans:
- i. 4735 – 02 – Hotel floor plan
 - ii. (505)2225-GWP-01-01-D-A-(00)-0057 Rev PO1 (Site Plan)
 - iii. 505)2225-GWP-01-01-D-A-(00)-0058 Rev PO1 (Chalet plans)
- The chalets fall into one of six designs described on plan 505)2225-GWP-01-01-D-A-(00)-0058 Rev PO1. The designation of the chalet type is marked on the site plan. In addition to the layout updates the Applicant seeks the following alterations to the terms of the Licence:
- i. To allow the sale of alcohol to residents and their bona fide guests 24/7 (commonly known as a resident's exemption).
 - ii. To allow the provision of late-night refreshment to the bona fide guests or residents from 23:00 hrs to 05:00hrs.
 - iii. To remove the capacity condition from the Licence. This condition is no longer applicable for public safety purposes following the enactment of the Regulatory Reform (Fire Safety) Order 2005. The Applicant will operate to the capacity as dictated by their fire risk assessment.
 - iv. To amend the child access restrictions to read:
 - a. Children under the age of 16 shall not be permitted to enter the premises after 21:00 unless dining with an adult or attending a pre booked function or resident at the hotel or on-site accommodation.
- 2.3 A copy of the application is attached at Appendix 1 along with supporting documents and a copy of the proposed premises plans as outlined in 2.2 of this report.

3.0 PROMOTION OF THE LICENSING OBJECTIVES

- 3.1 The four licensing objectives set out in the Licensing Act 2003 are:
- the prevention of crime and disorder.
 - public safety.

- the prevention of public nuisance.
- the protection of children from harm.

3.2 The Sub-Committee must carry out its functions with a view to promoting the licensing objectives.

4.0 CONSULTATION AND REPRESENTATIONS

4.1 Copies of the application were sent to all statutory responsible authorities in accordance with the provisions of the Licensing Act 2003.

4.2 Applicants are required to publish a notice in a local newspaper and to display a brief summary of the application on an A4 size notice in a prominent position immediately on or outside the premises for at least 28 consecutive days. A record of the application was also published on the Council's website and the full application was made available for inspection at the Council offices.

4.3 Relevant representations have been made by nine local residents and one Responsible Authority (North Yorkshire Dales National Park) Copies of the representations are attached at Appendix 2.

4.4 The representations express concerns specifically relating to noise nuisance.

4.5 The applicant has reached an agreement with North Yorkshire Police in order to promote the licensing objectives. Attached at Appendix 3.

4.6 A copy of the original premises licence is attached at Appendix 4.

5.0 ALTERNATIVE OPTIONS CONSIDERED

5.1 All of the Sub-Committee's options are outlined in paragraph 12.0. No alternative options are available.

6.0 FINANCIAL IMPLICATIONS

6.1 No financial implications have been identified.

7.0 LEGAL IMPLICATIONS

7.1 As a relevant representation has been received, the Sub-Committee must hold a hearing to determine the application.

7.2 In making its decision, the Sub-Committee must have regard to the applicant's submissions, the relevant representations, the Council's Statement of Licensing Policy and the Guidance issued under section 182 of the Licensing Act 2003.

7.3 The Sub-Committee's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve.

7.4 In accordance with Schedule 5 to the Licensing Act 2003, the applicant and any person who has made a relevant representation may appeal against the decision of the Sub-Committee.

7.5 Any appeal must be made to the Magistrates' Court within the period of 21 days beginning with the day on which the appellant was notified by the licensing authority of the decision.

8.0 EQUALITIES IMPLICATIONS

8.1 No equalities implications have been identified.

9.0 CLIMATE CHANGE IMPLICATIONS

9.1 No climate change implications have been identified.

10.0 POLICY CONSIDERATIONS

10.1 Part 5 of the Council's Licensing Act 2003 Policy relates to premises licences.

10.2 Chapters 8 and 9 of the Home Office Guidance published in December 2023 under section 182 of the Licensing Act 2003.

11.0 REASONS FOR OPTIONS

11.1 In accordance with section 35 of the Licensing Act 2003, determination of an application made under section 34 (variation application), the licensing authority must hold a hearing to consider the application and any relevant representations.

11.2 The Sub-Committee must, having had regard to the application and any relevant representations, take such steps (if any) as it considers appropriate for the promotion of the licensing objectives.

12.0 OPTIONS

12.1 The Licensing Committee has the following options:

- a) to modify the conditions of the licence;
- b) to reject the whole or part of the application;
- c) and for this purpose the conditions of the licence are modified if any of them are altered or omitted or any new condition is added.

12.2 In making its decision, the Sub-Committee must act with a view to promoting the licensing objectives. The Sub-Committee must also have regard to its Statement of Licensing Policy and the Statutory Guidance issued under Section 182 of the Act.

Appendices:

Appendix 1 – Application for the Variation of a premises licence & plans

Appendix 2 – 10 x Representations - redacted

Appendix 3 – North Yorkshire Police agreed conditions

Appendix 4 – Current Premises Licence

Background Documents

Guidance issued under section 182 of the Licensing Act 2003

Licensing Act 2003 Statement of Licensing Policy

Karl Battersby
Corporate Director of Environment
County Hall
Northallerton
20 August 2025

Report Author: Helen Tait- Licensing Enforcement Officer
Report Presenter: Helen Tait – Licensing Enforcement Officer

Note: Members are invited to contact the author in advance of the meeting with any detailed queries or questions.



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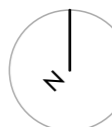
All drawings and specifications should be read in conjunction with the pricing, health and safety plan, any possible conflicts should be presented to the Planning Commission.

All work to be carried out in accordance with current Building Regulations.

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P01	22.05.25	First Issue	CT	RT

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Job Title	Aysgarth Falls Hotel
Client	Aysgarth Falls Hotel

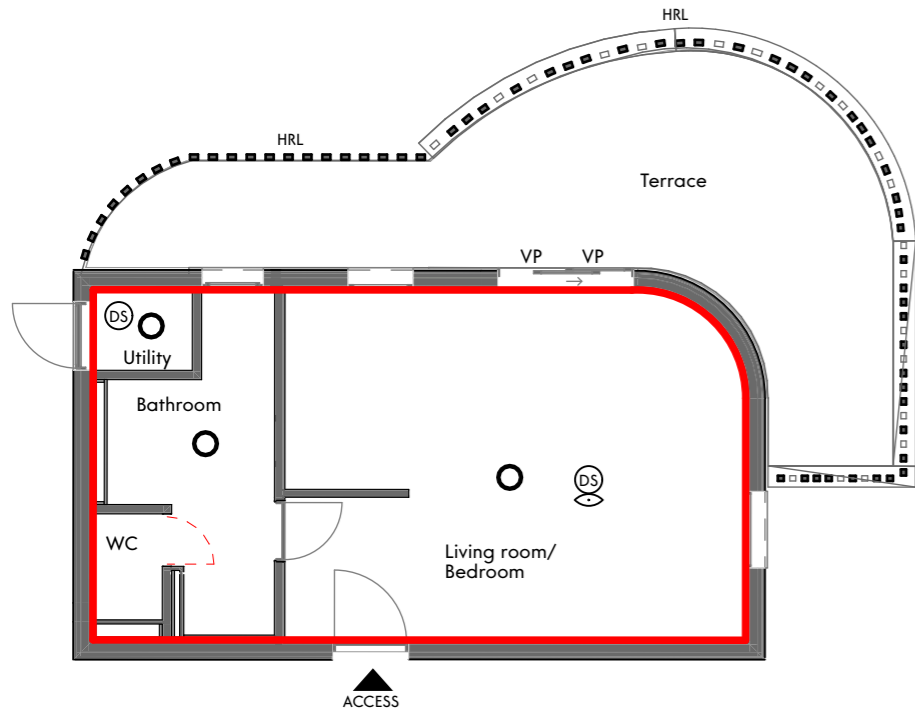
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Drawn/Checked	CT / RT
First Issue	22.05.25
Drawing Status	A - Construction Issue



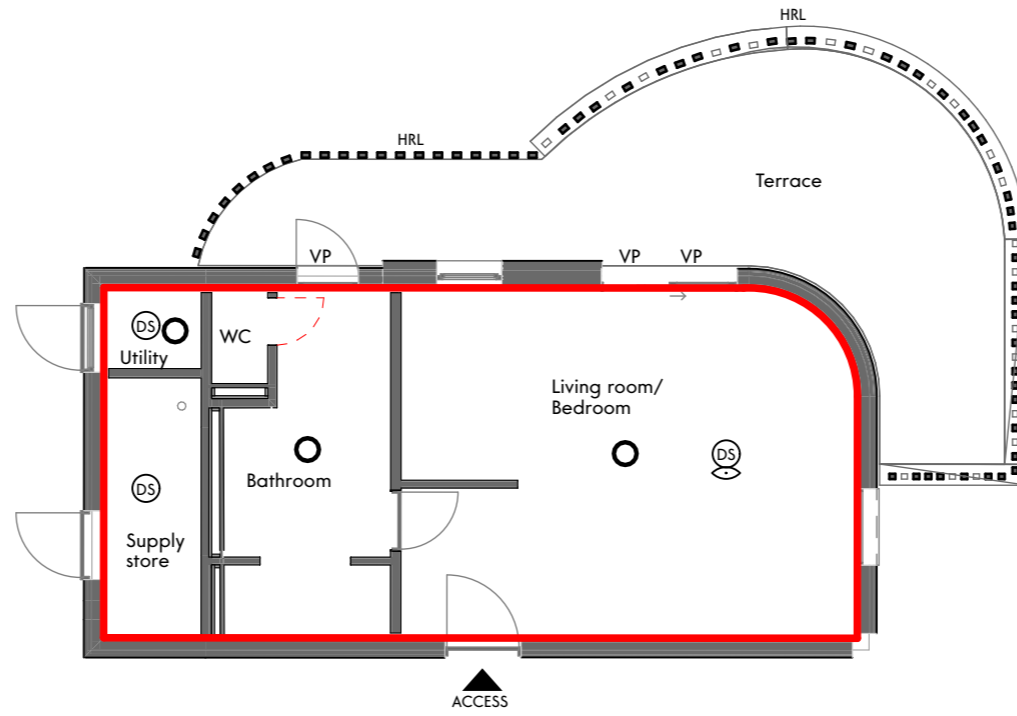
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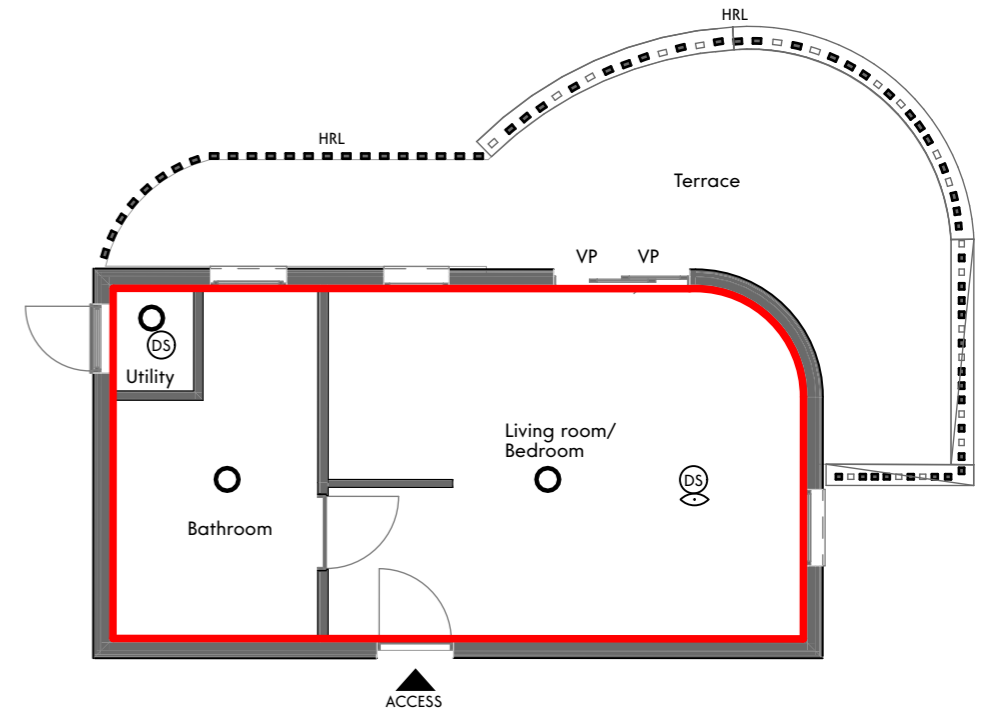
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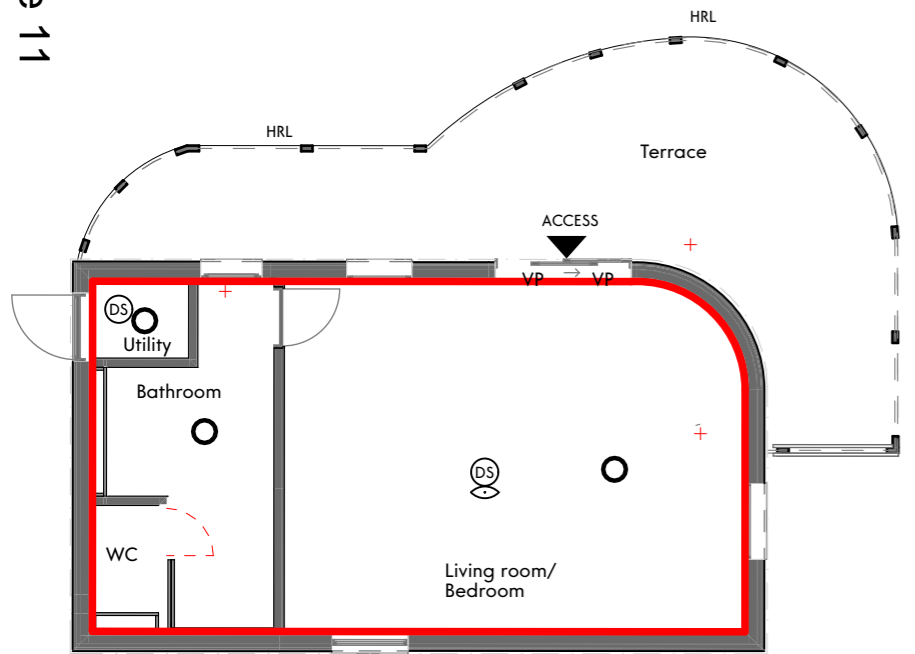


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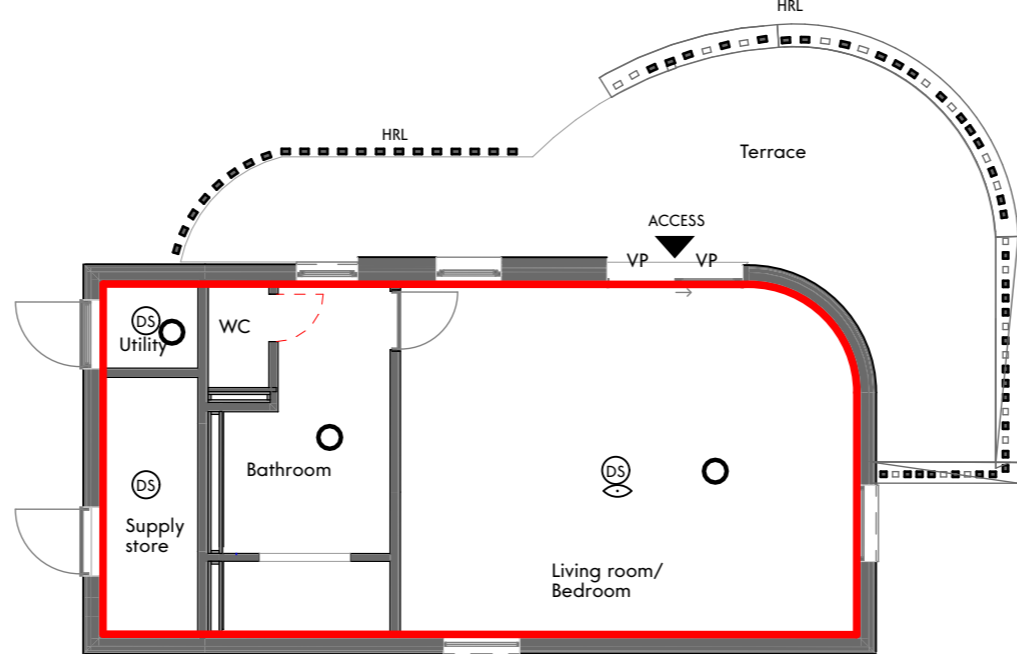


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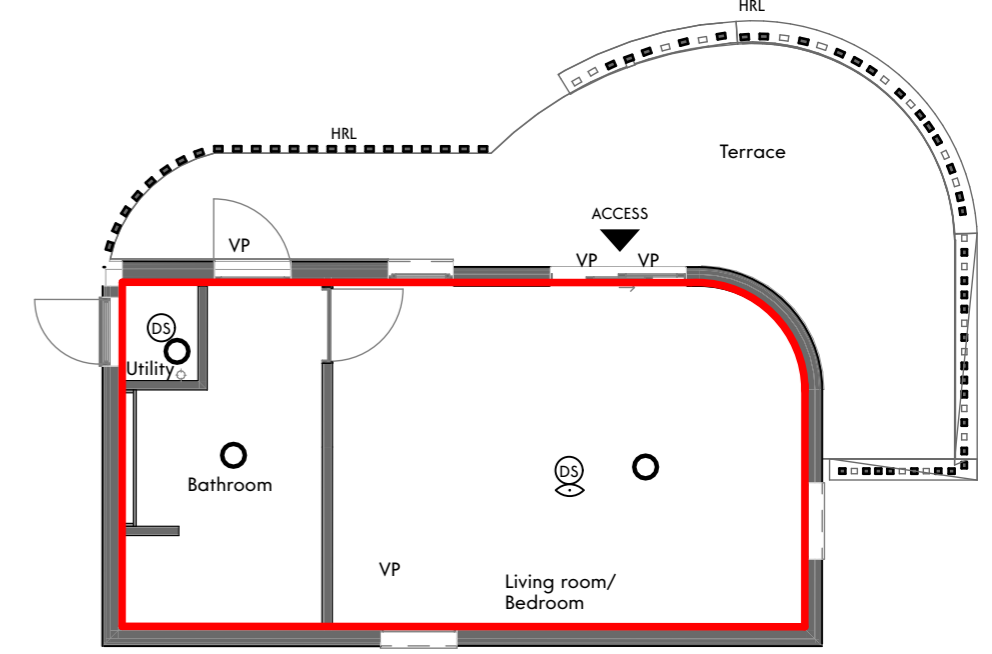
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Suite Type A2



Suite Type B2



Suite Type C2

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- Fire Alarm - Visual Warning Device
- Automatic Fire Alarm - Smoke
- Emergency Lighting Points
- Vision panel to door

Rev	Date	Comment	CT	RT
P01	22.05.25	First Issue	CT	RT
			Dr	Ch

Bincloud: NewBinServer - Bincloud Basic for Archicad 28/Aysgarth Hotel Lodges - (505)2225-GWP-01_X0-M3-A-18-P06

GWP Job Reference (505)2225

Job Title Aysgarth Falls Hotel

Client Aysgarth Falls Hotel

Licensing Plans - Typical Suite Plans

Name	(505)2225-GWP-01-01-D-A-(00)-0058		
Scale	1:250@A1	Revision	P01
Drawn/Checked	CT / RT	First Issue	22.05.25
Drawing Status	A - Construction Issue		



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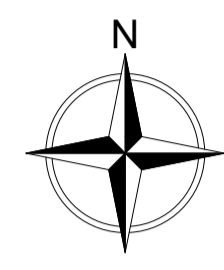
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ABBREVIATIONS & LEGEND

ABBREVIATIONS	SERVICES
AB - ADVERTISING BOARD	BT - TELECOMS
AC - AIR CONDITIONING UNIT	CATV - OTHER COMMUNICATIONS
AHJ - AIR HANDLING UNIT	ER - EARTHING ROD
AP - INTRUDER ALARM PANEL	ES - ELECTRICAL SUPPLY
B - BOLLARD	FIH - FIRE HYDRANT
BA - BARRIER	FR - FRI
BE - BENCH	GA - GAS POINT
BLR - BOILER	WM - WATER STOP COCKMETER
BLW - BLOCK WALL	TSST - TRAFFIC LIGHT SIGNALS
BM - BEAM	UKN - UNKNOWN CHAMBER
BP - BLOCK PAVING	
BUS - BUS STOP	
BW - BRICK WALL	
BXD - BOXING OUT	
CAM - CEILING ACCESS HATCH	
CE - CEILING	
CH - CONCRETE HARDSTANDING	
CHY - CHIMNEY	
CPO - CURPBOARD	
DB - DOG WASTE BIN	
DK - DROP KEYS	
DT - DECORATIVE TILES	
DW - DWARF WALL	
E - EAVES	
EDS - ELECTRICAL DISTRIBUTION BOARD	
EG - EXTRACT GRILLE	
EM - ELECTRIC METER	
F - FENCE	
FAP - FIRE ALARM PANEL	
FB - FUSE BOX	
FP - FIRE PLACE	
FU - FLUE	
GM - GAS METER	
GR - GRASS	
GT - GATE	
GU - GUARDING	
GVA - GRAVEL	
HH - HEAD HEIGHT	
HL - HIP LINE	
HT - HEIGHT	
HWC - HOT WATER CYLINDER	
J - JOISTS	
K - KERB	
L - LEVEL	
LB - LITTER BIN	
LP - LAMP POST	
MF - METAL FENCE	
MRG - METAL RAILING	
OH - OPENING HEIGHT	
PB - POST BOX	
PC - PELICAN CROSSING	
PS - PAVING SLABS	
PL - PAVEMENT LIGHT	
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PV - PARAPET WALL	
RA - RAFTERS	
REL - ROOF LIGHT	
RG - RAILING	
RL - RIDGE LINE	
RS - ROAD SIGN	
SB - SPEED BUMP	
SF - SOFFIT	
SG - SIGNAGE	
SH - SILL HEIGHT	
SHV - SHELVING	
SN - STREET NAME SIGN	
ST - STEP UP	
STN - SURVEY STATION	
SW - STONE WALL	
SWR - SHOWER	
T - TREE	
TB - TELEPHONE BOX	
TF - TARMAC FOOTPATH	
THR - THRESHOLD	
TL - TRAFFIC LIGHT	
TM - TICKET MACHINE	
TMP - TIMBER FENCE	
To - TOP OF	
TP - TELEGRAPH POLE	
TR - TARMAC ROAD	
US - UNDERSIDE OF	
VE - VEGETATION	
VL - VALLEY LINE	
W - WALL	
WA - WATER	
WD - WARDROBE	
WH - WATER HEATER	
ZC - ZEBRA CROSSING	

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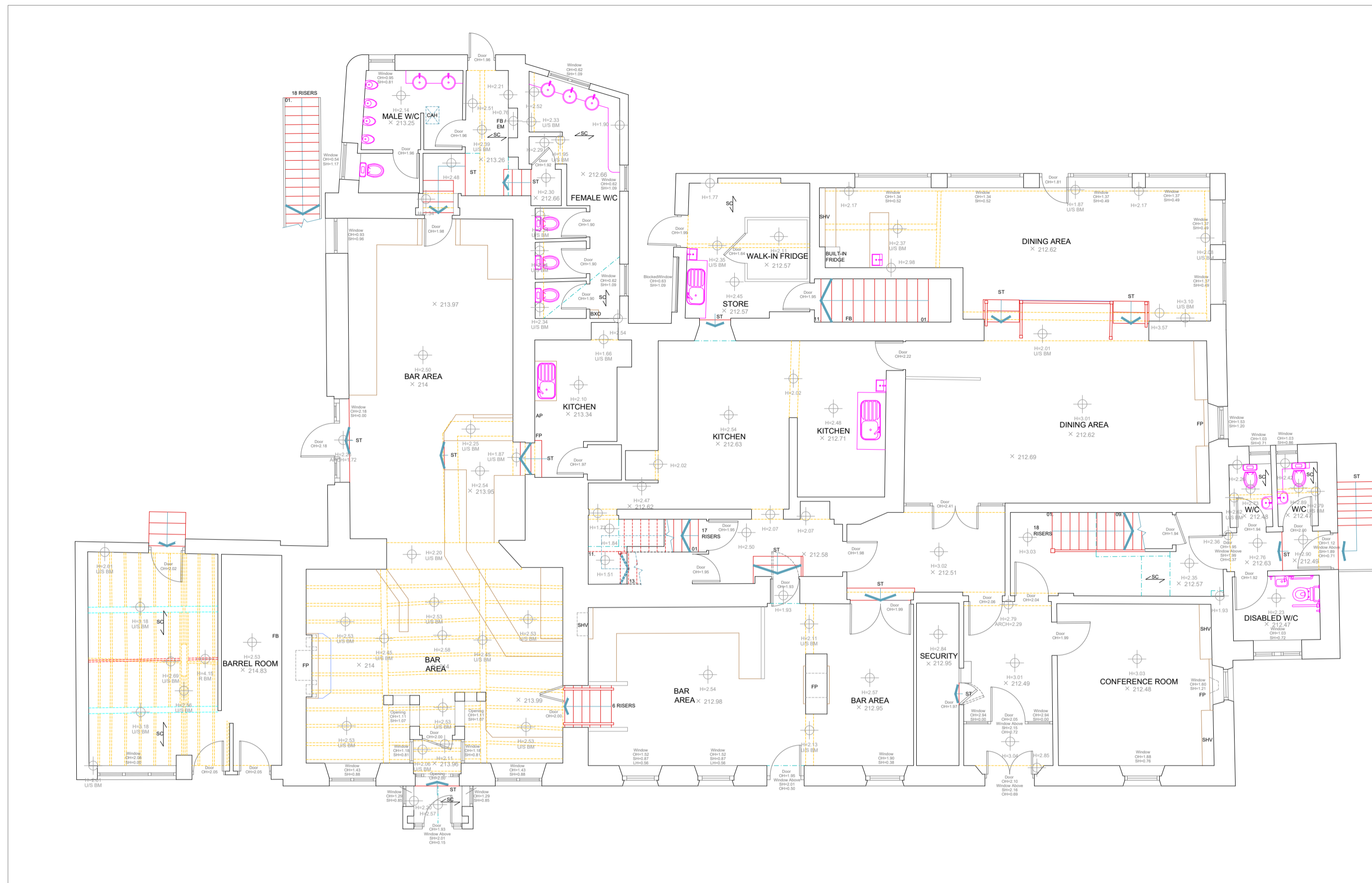
CL - COVER LEVEL
G - GULLY
IC - INSPECTION CHAMBER
IL - INVERT LEVEL
MH - MANHOLE
RE - ROODING EYE
RWP - RAIN WATER PIPE
UTL - UNABLE TO LIFT
SVP - SOIL & VENT PIPE
UKN - UNKNOWN CHAMBER/ITERM

TYPICAL DRAWING SYMBOLS

SPOT LEVEL: 98.25
HEIGHT TAG: ToW, 98.55
SURVEY STATION: 41111111
SURVEY HEIGHT: 98.74
WINDOW TAG: 98.74
DOOR TAG: 98.74
RADIATOR TAG: 98.25
TOP & BOTTOM OF KERB: 94.55, 94.55

TOPOGRAPHICAL SYMBOLS

OVERHEAD ELECTRICAL
OVERHEAD TELEPHONE
FENCE LINE
VEGETATION OUTLINE
SINGLE GATE
DOUBLE GATE
TREE
CONTOURS: 92.000m
SLOPING DIRECTION LINE



GROUND FLOOR PLAN
1:100 Scale



BASEMENT PLAN
1:100 Scale

REV	DATE	AMENDMENTS

PROJECT: MEASURED BUILDING SURVEY
ADDRESS: AYSGARTH HOTEL
CHURCH BANK
AYSGARTH, LEYBURN
DL8 3SR
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DWG TITLE: FLOOR PLANS
DWG DATE: APRIL 2025
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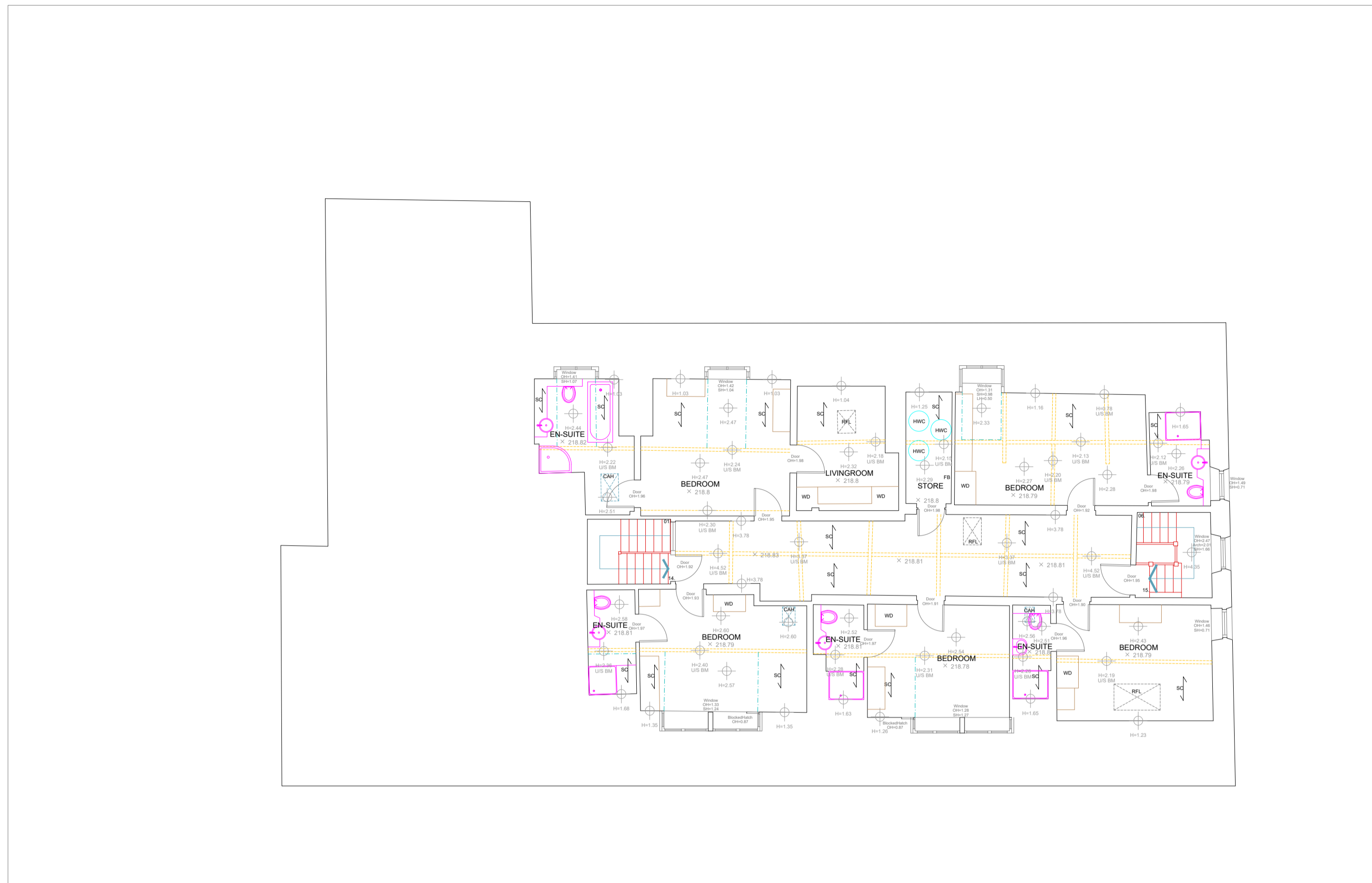
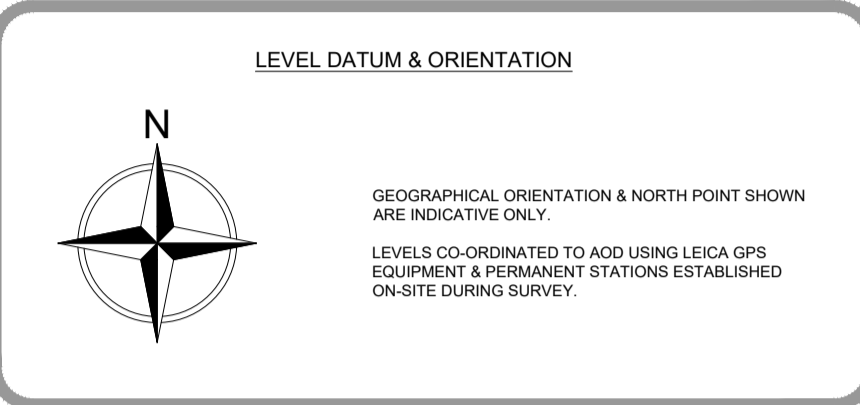
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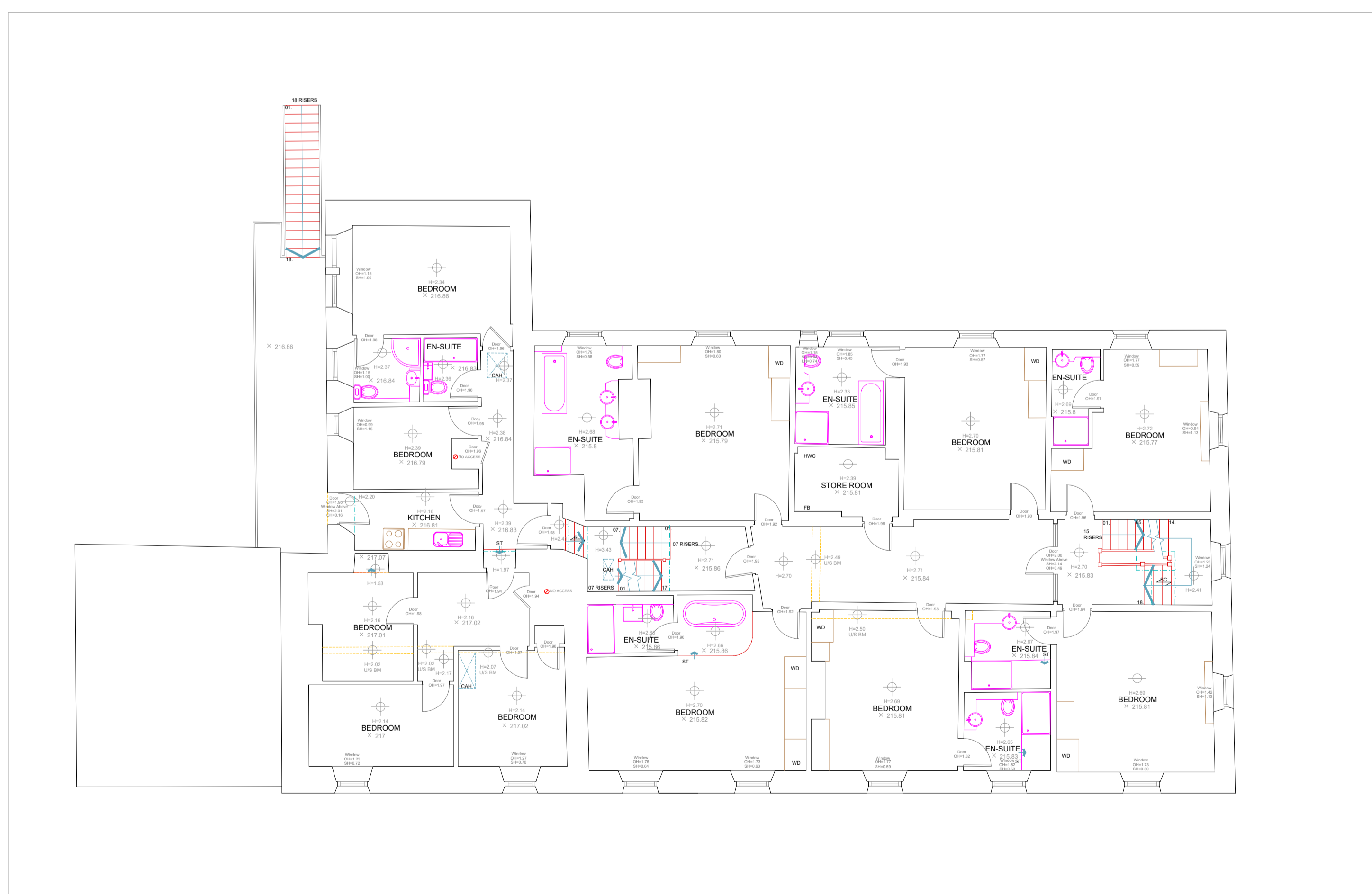


SECOND FLOOR PLAN
1:100 Scale

ABBREVIATIONS & LEGEND

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VE - VEGETATION	
VL - VALLEY LINE	
W - WALL	
WA - WATER	
WD - WARDROBE	
WH - WATER HEATER	
ZC - ZEBRA CROSSING	

TYPICAL DRAWING SYMBOLS	HEIGHT TAG	SURVEY STATION	SURVEY HEIGHT	WINDOW TAG	DOOR TAG	RADIATOR TAG	TOPOGRAPHICAL SYMBOLS
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HEIGHT TAG	ToW × 98.55						OVERHEAD TELEPHONE
SURVEY STATION							FENCE LINE
SURVEY HEIGHT							VEGETATION OUTLINE
WINDOW TAG							SINGLE GATE
DOOR TAG							DOUBLE GATE
RADIATOR TAG							TREE
TOP & BOTTOM OF KERB	× 34.550 34.550						CONTOURS
TOPOGRAPHICAL SYMBOLS							SLOPING DIRECTION LINE



FIRST FLOOR PLAN
1:100 Scale

REV	DATE	AMENDMENTS

PROJECT: MEASURED BUILDING SURVEY
ADDRESS: AYSGARTH HOTEL
CHURCH BANK
AYSGARTH, LEYBURN
DL8 3SR

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DWG DATE: APRIL 2025
DWG SIZE: 1:100 @ A1
DRAWN: FO CHECKED: JH

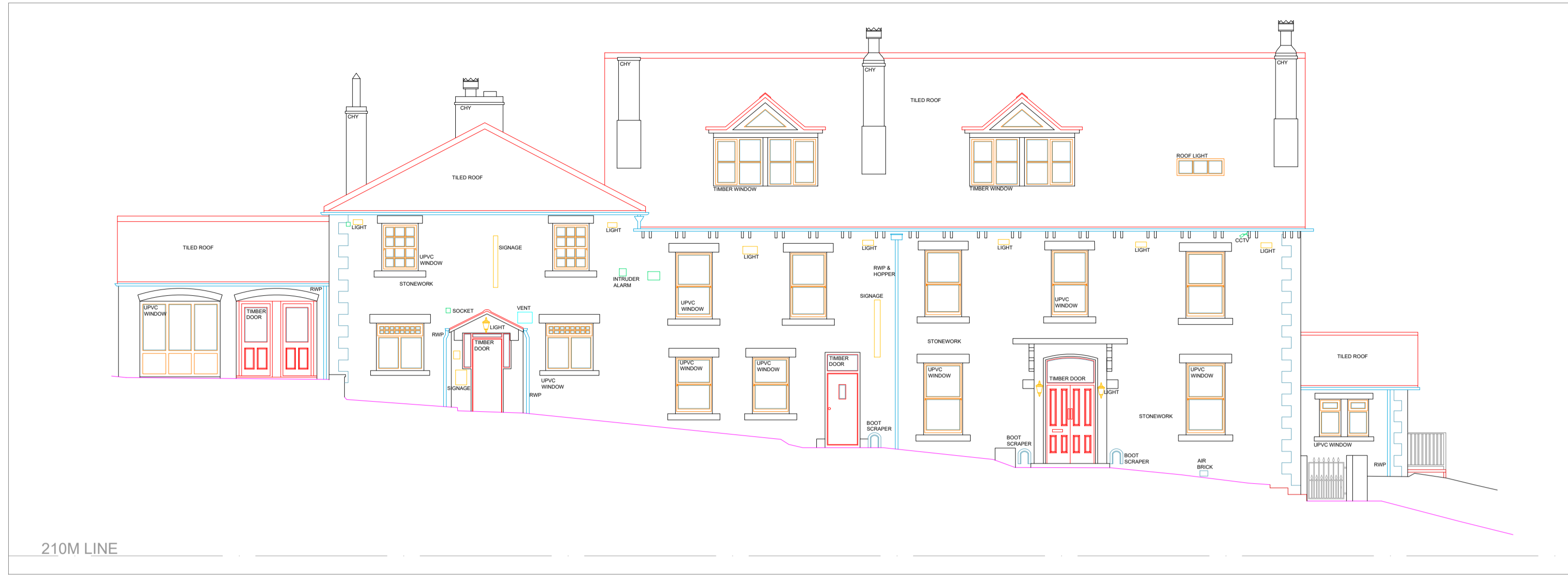
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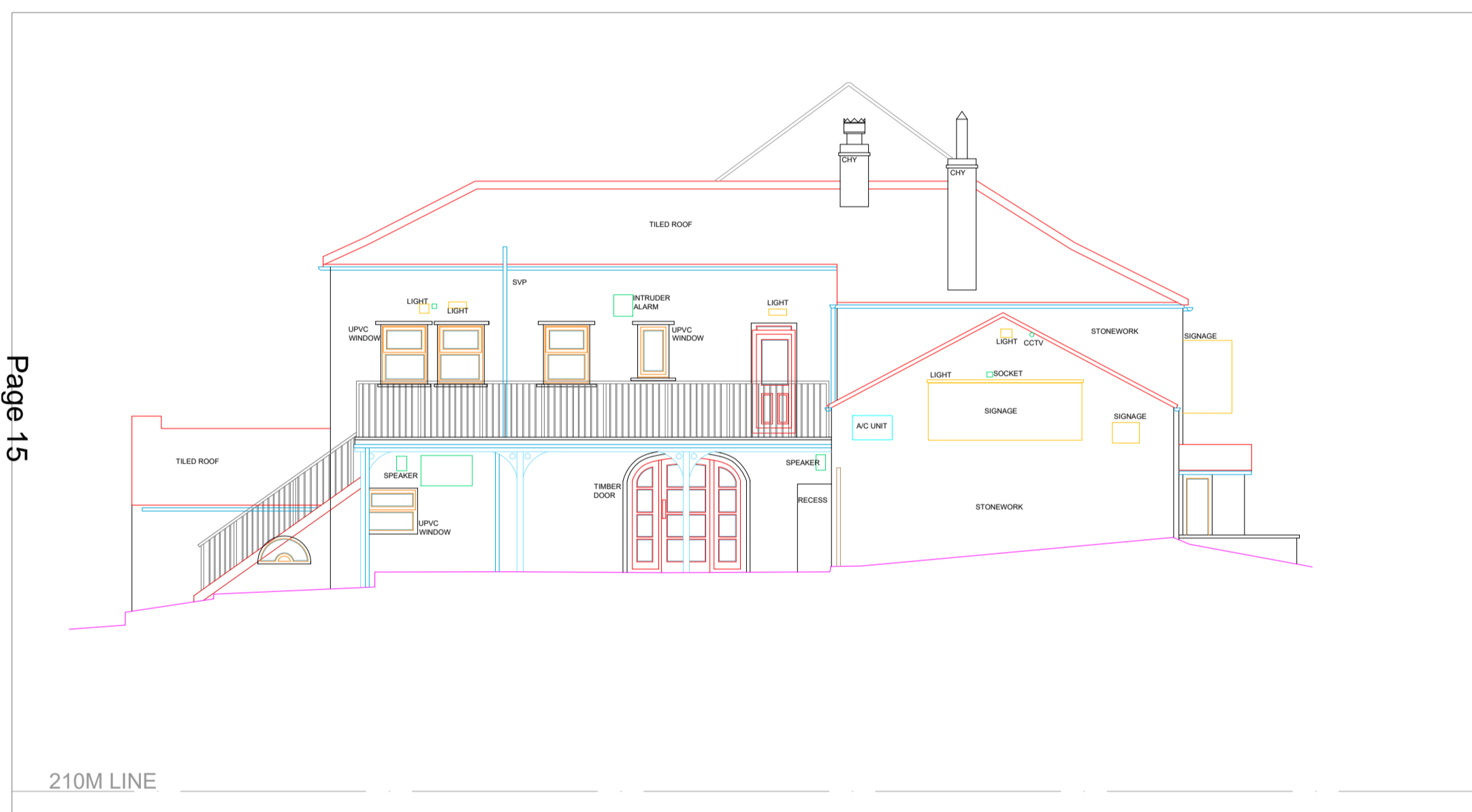
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Note:
Areas drawn indicatively noted and indicated by grey dashed line as line below

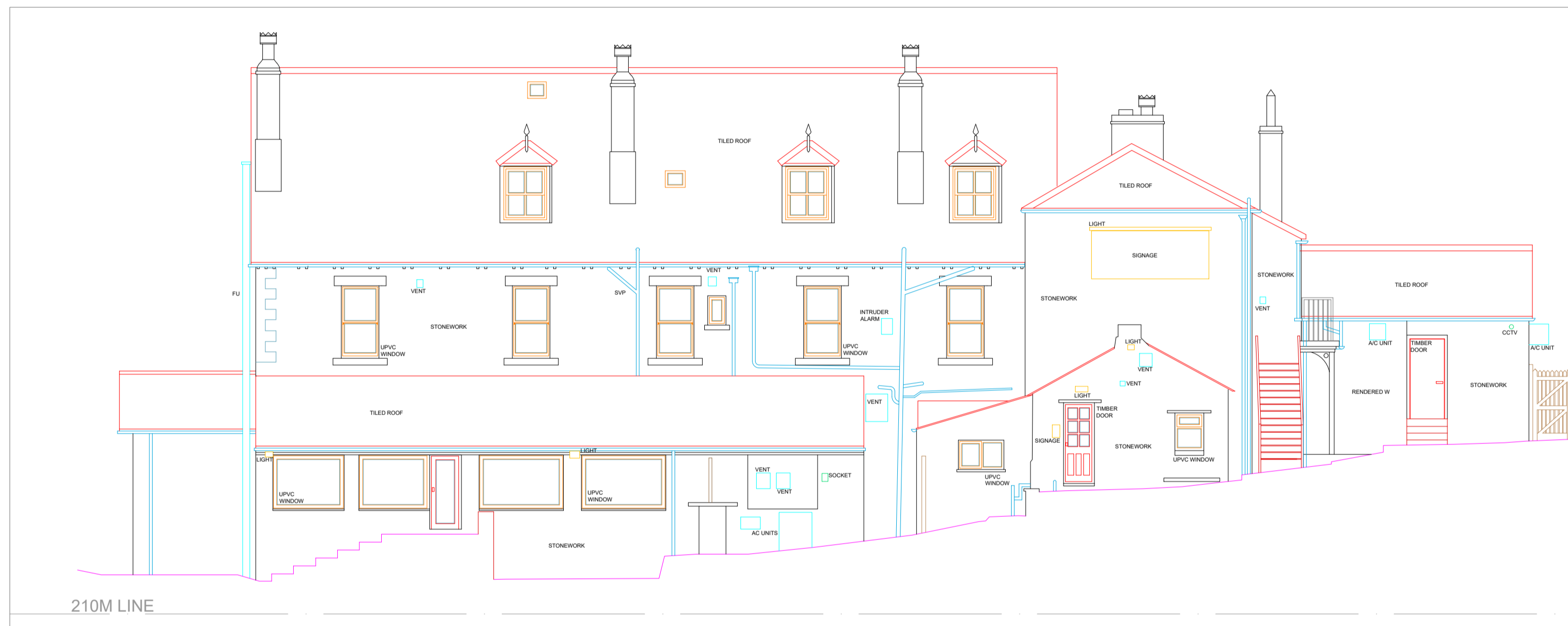
ABBREVIATIONS & LEGEND	
ABBREVIATIONS	SERVICES
AB - ADVERTISING BOARD	BT - TELECOMS
AC - AIR CONDITIONING UNIT	CATV - OTHER COMMUNICATIONS
AHU - AIR HANDLING UNIT	ER - EARTHING ROD
AP - INTRUDER ALARM PANEL	ES - ELECTRICAL SUPPLY
B - BOLLARD	FR - FIRE HYDRANT
BA - BARRIER	G - GAS
BE - BENCH	GP - GAS POINT
BL - BLOCK	HM - HOT WATER MAIN
BLW - BLOCK WALL	WM - WATER STOP COCKMETER
BM - BEAM	TSSU - TRAFFIC LIGHT SIGNALS
BP - BLOCK PAVING	UNKN - UNKNOWN CHAMBER
BS - BUS STOP	
BW - BRICK WALL	
BXD - BOILING OUT	
CAM - CEILING ACCESS HATCH	
CE - CEILING	
CH - CONCRETE HARDSTANDING	
CHY - CHIMNEY	
CPD - CURBROAD	
DB - DOG WASTE BIN	
DK - DUCK KEBB	
DT - DECORATIVE TILES	
DW - DWARF WALL	
E - EAVES	
EDB - ELECTRICAL DISTRIBUTION BOARD	
EG - EXTRACT GRILLE	
EM - ELECTRIC METER	
F - FENCE	
FAP - FIRE ALARM PANEL	
FB - FIRE BOX	
FP - FIREPLACE	
FR - FLAT ROOF	
FU - FLUE	
GM - GAS METER	
GR - GRASS	
GT - GATE	
GU - GUARDING	
GVA - GRAVEL	
HH - HEAD HEIGHT	
HL - HIP LINE	
HT - HEIGHT	
HWC - HOT WATER CYLINDER	
J - JOISTS	
K - KERB	
L - LEVEL	
LB - LITTER BIN	
LP - LAMP POST	
MF - METAL FENCE	
MRG - METAL RAILING	
OH - OPENING HEIGHT	
PB - POST BOX	
PC - PELICAN CROSSING	
PS - PAVING SLABS	
PL - PAVEMENT LIGHT	
PLT - PLANTING	
PW - PARAPET WALL	
RA - RAFTERS	
REL - ROOF LIGHT	
RG - RAILING	
RL - RIDGE LINE	
RS - ROAD SIGN	
SB - SPEED BUMP	
SF - SOFFIT	
SG - SIGNAGE	
SH - SHILL HEIGHT	
SHV - SHELVING	
SN - STREET NAME SIGN	
SL - SLAB	
ST - STEP UP	
STN - SURVEY STATION	
SW - STONE WALL	
SWR - SHOWER	
T - TREE	
TB - TELEPHONE BOX	
TF - TARMAC FOOTPATH	
THR - THRESHOLD	
TL - TRAFFIC LIGHT	
TM - TICKET MACHINE	
TMP - TIMBER FENCE	
To - TOP OF	
TP - TELEGRAPH POLE	
TR - TARMAC ROAD	
UOS - UNDERGIRD OF	
VE - VEGETATION	
VL - VALLEY LINE	
W - WALL	
WA - WATER	
WD - WARDROBE	
WH - WATER HEATER	
ZC - ZEBRA CROSSING	



SOUTH ELEVATION
1:100 Scale



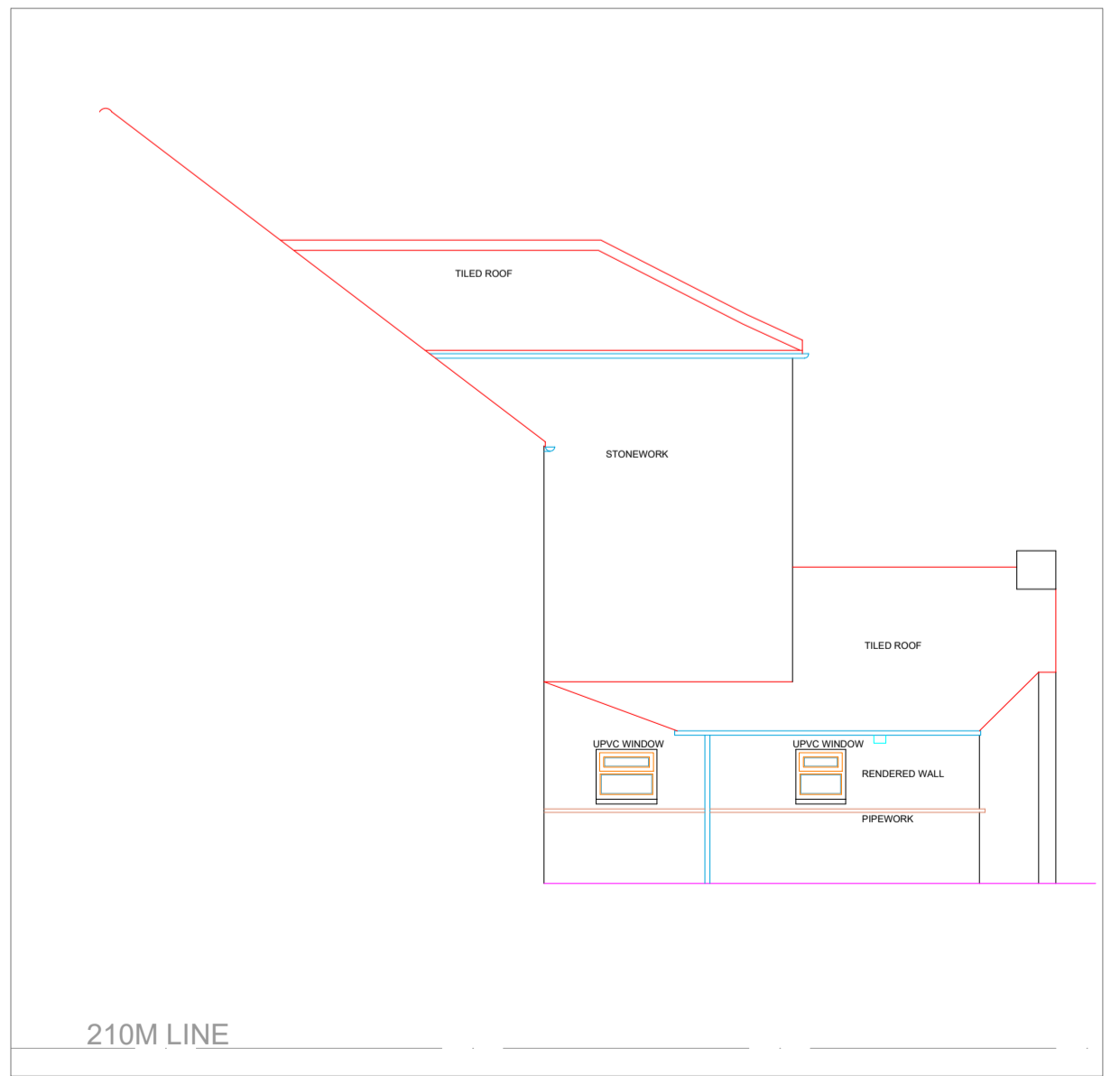
WEST ELEVATION 01
1:100 Scale



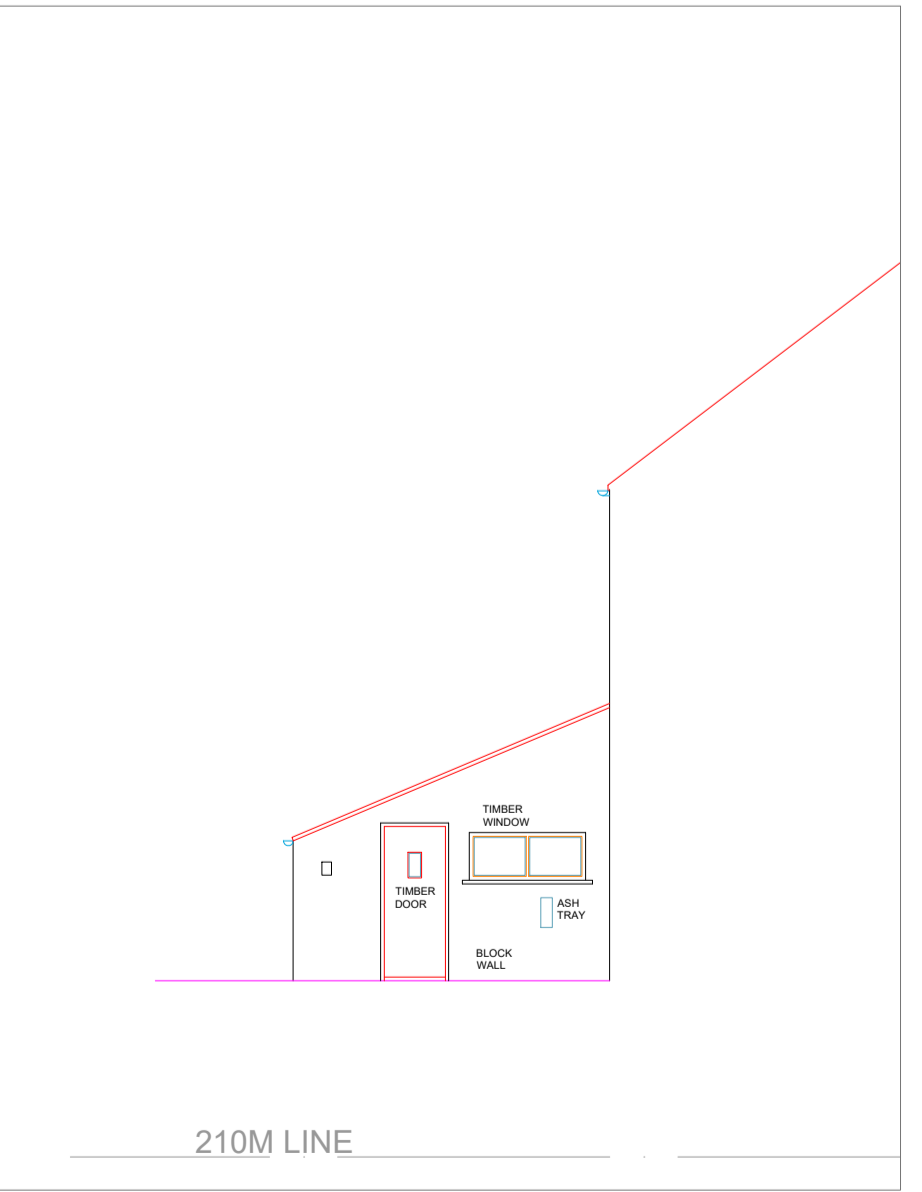
NORTH ELEVATION
1:100 Scale



EAST ELEVATION 01
1:100 Scale



EAST ELEVATION 02
1:100 Scale



WEST ELEVATION 02
1:100 Scale

REV	DATE	AMENDMENTS

PROJECT: MEASURED BUILDING SURVEY
 ADDRESS: AYSGARTH HOTEL
 CHURCH BANK
 AYSGARTH, LEYBURN
 DL8 3SR
 DWG NO.: 4735 - 03
 DWG DATE: APRIL 2025
 DWG SIZE: 1:100 @ A1
 DRAWN: FO CHECKED: JH 854

MOBILE CAD
 Surveying Solutions

London Office: 2 Hampden Way, London, EC2V 2NX
 West Yorkshire Office: 1077 525 076

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Application to vary a premises licence 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.

We, BR Aysgarth Limited, being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below.

Premises Licence Number

12/00568/PREM

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description	
Aysgarth Falls Hotel Palmer Flatt Aysgarth	
Post town Leyburn	Post code DL8 3SR

Telephone number of premises (if any)

01969 663775

Non-domestic rateable value of premises

██████████

Part 2 – Applicant Details

Daytime contact telephone number

██████████

Email address
(optional)

██

Current postal
address if
different from
premises address

The Brook Group of Companies
██████████
██████████
██

Post Town

██████████

Postcode

S70 2RF

Part 3 – Variation

Do you want the proposed variation to have effect as soon as possible?

Please tick yes

If not do you want the variation to take effect from

Day Month Year

--	--	--	--	--	--	--	--

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A

Do you want the proposed variation to have effect in relation to the introduction of the late night levy?

(Please see Guidance Note 1)

yes no

Please describe briefly the nature of the proposed variation (please read guidance note 2)

The Aysgarth Falls Hotel is a long-established hotel offering refreshments and accommodation.

The Applicant are making a significant capital investment at site creating 14 private chalets in the grounds of the hotel.

Guests in the chalets will be serviced by the hotel and will have access to alcoholic refreshments in the accommodation.

The Applicant seeks to extend the existing Licence to include the grounds of the hotel in which the Chalets will be located. Also, the Applicant seeks to include the existing hotel accommodation with the Licence area, for the same purpose.

As part of the Application, we enclose the following plans:

1. 4735 – 02 – Hotel floor plan
2. (505)2225-GWP-01-01-D-A-(00)-0057 Rev PO1 (Site Plan)
3. 505)2225-GWP-01-01-D-A-(00)-0058 Rev PO1 (Chalet plans)

The chalets fall into one of six designs described on plan 505)2225-GWP-01-01-D-A-(00)-0058 Rev PO1. The designation of the chalet type is marked on the site plan.

In addition to the layout updates the Applicant seeks the following alterations to the terms of the Licence:

1. To allow the sale of alcohol to residents and their bona fide guests 24/7 (commonly known as a resident's exemption).
2. To allow the provision of late night refreshment to the bona fide guests or residents from 23:00 hrs to 05:00hrs.
3. To remove the capacity condition from the Licence. This condition is no longer applicable for public safety purposes following the enactment of the Regulatory Reform (Fire Safety) Order 2005. The Applicant will operate to the capacity as dictated by their fire risk assessment.
4. To amend the child access restrictions to read:
 - a. Children under the age of 16 shall not be permitted to enter the premises after 21:00 unless dining with an adult or attending a pre booked function or resident at the hotel or on-site accommodation.

It is not anticipated that any of the above proposals would undermine the Licensing objectives.

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Please tick ✓ yes

Provision of regulated entertainment (Please see guidance note 3)

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

Provision of late night refreshment (if ticking yes, fill in box I)

Sale by retail of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 8)			Will the performance of a play take place indoors or outdoors or both – please tick {Y} (please read guidance note 4).	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 5)	Both	
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 6)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 8)			Will the exhibition of films take place indoors or outdoors or both – please tick {Y} (please read guidance note 4).	Indoors	✓
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 5)	Both	
Tue					
Wed			State any seasonal variations for the exhibition of films (please read guidance note 6)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 8)			Please give further details (please read guidance note 5)
Day	Start	Finish	
Mon			
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

Indoor sporting events Standard days and timings (please read guidance note 8)			State any seasonal variations for indoor sporting events (please read guidance note 6)
Day	Start	Finish	
Mon			
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

Indoor sporting events Standard days and timings (please read guidance note 8)			Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 7)
Day	Start	Finish	
Mon			
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainment Standard days and timings (please read guidance note 8)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick {Y} (please read guidance note 4).	Indoors	
Day	Start	Finish		Outdoors	
Mon			Both		
Tue					
Wed					
Thur					
Fri					
Sat					
Sun					

Boxing or wrestling entertainment Standard days and timings (please read guidance note 8)			Please give further details here (please read guidance note 5)
Day	Start	Finish	
Mon			
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

Boxing or wrestling entertainment Standard days and timings (please read guidance note 8)			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 6)
Day	Start	Finish	
Mon			
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

Boxing or wrestling entertainment Standard days and timings (please read guidance note 8)			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 7)
Day	Start	Finish	
Mon			
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

E

Live music Standard days and timings (please read guidance note 8)			Will the performance of live music take place indoors or outdoors or both – please tick {Y} (please read guidance note 4).	Indoors	✓
Day	Start	Finish		Outdoors	
Mon				Both	
				Please give further details here (please read guidance note 5)	
Tue			State any seasonal variations for the performance of live music (please read guidance note 6)		
Wed					
Thur					
Fri					
Sat			Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sun					

F

Recorded music Standard days and timings (please read guidance note 8)			Will the playing of recorded music take place indoors or outdoors or both – please tick {Y} (please read guidance note 4).	Indoors	✓
Day	Start	Finish		Outdoors	
Mon				Both	
				Please give further details here (please read guidance note 5)	
Tue			State any seasonal variations for playing recorded music (please read guidance note 6)		
Wed					
Thur					
Fri					
Sat			Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sun					

G

Performances of dance Standard days and timings (please read guidance note 8)			<u>Will the performance of dance take place indoors or outdoors or both – please tick {Y}</u> (please read guidance note 4).	Indoors	✓
Day	Start	Finish		Outdoors	
Mon				Both	
Tue				<u>Please give further details here</u> (please read guidance note 5)	
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 8)			<u>Please give a description of the type of entertainment you will be providing</u>		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick {Y}</u> (please read guidance note 4).	Indoors	
Mon				Outdoors	
Tue				Both	
Wed				<u>Please give further details here</u> (please read guidance note 5)	
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 6)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 8)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick {Y} (please read guidance note 4).	Indoors	✓
Day	Start	Finish		Outdoors	
Mon	23:00	02:00	Please give further details here (please read guidance note 5) To allow the provision of hot food and drinks for consumption on and off the premises at the manager's discretion and in the areas identified.	Both	
Tue	23:00	02:00			
Wed	23:00	02:00		State any seasonal variations for the provision of late night refreshment (please read guidance note 6)	
Thur	23:00	02:00		None.	
Fri	23:00	02:00		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 (please read guidance note 7)	
Sat	23:00	02:00		Existing	
Sun	23:00	02:00		Bank holiday weekends the terminal hour is extended to 2am. To extend the proposed hours on New Year's Eve to New Year's Day - terminal hour as proposed being 01.30 on 2 nd January. Additional proposed The premises shall remain open to permit late night refreshment to the bona fide guests of hotel between 23:00 – 05:00 daily.	

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption (Please tick box Y) (please read guidance note 9)	On the premises	
Day	Start	Finish		Off the premises	
Mon	09:00	01:30	State any seasonal variations for the supply of alcohol (please read guidance note 6) None.	Both	✓
Tue	09:00	01:30			
Wed	09:00	01:30			
Thur	09:00	01:30		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 (please read guidance note 7)	
Fri	09:00	01:30		Existing	
Sat	09:00	01:30		Bank holiday weekends the terminal hour is extended to 2am.	
Sun	09:00	01:30		To extend the proposed hours on New Year's Eve to New Year's Day - terminal hour as proposed being 01.30 on 2 nd January. Additional proposed The premises shall remain open to permit the sale of alcohol to hotel residents and their bona fide guests 24 hours a day.	

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 10)
None.

L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			State any seasonal variation (please read guidance note 6) None.
Day	Start	Finish	
Mon	09:00	02:00	Non standard timings. Where you intend to use 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 7) The premises shall remain open 24 hours a day for hotel residents and their bona fide guests. For non-residents, the premises will close 30 minutes after the end of the non-standard timings identified in box J above.
Tue	09:00	02:00	
Wed	09:00	02:00	
Thur	09:00	02:00	
Fri	09:00	02:00	
Sat	09:00	02:00	
Sun	09:00	02:00	

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

Remove current the following conditions and replace with alternative proposals:

- **Annex 2 – Capacity Condition: "Maximum number of persons present at any one time 70 Dining Room / Maximum number of persons present at any one time 45 Bottom Bar.**
- **Annex 2 – Condition 17 - Children access condition.**

Please tick ✓ yes

I have enclosed the premises licence

I have enclosed the relevant part of the premises licence

If you have not ticked one of these boxes please fill in reasons for not including the licence, or part of it, below

Reasons why I have failed to enclose the premises licence or relevant part of premises licence

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)

--

b) The prevention of crime and disorder

--

c) Public safety

The maximum occupancy of the premises will be determined by the Premises' fire risk assessment prepared in accordance with the Regulatory Reform (Fire Safety) Order 2005.

d) The prevention of public nuisance

--

e) The protection of children from harm

Children under the age of 16 shall not be permitted to enter the premises after 21:00 unless dining with an adult or attending a pre booked function or resident at the hotel or on-site accommodation.

- I have made or enclosed payment of the fee; or
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy.
- 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 have enclosed the premises licence or relevant part of it or explanation
- I understand that if I do not comply with the above requirements my application will be rejected

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

Part 5 – Signatures (please read guidance note 12)

Signature of applicant (the current premises licence holder) or applicant’s solicitor or other duly authorised agent. (Please read guidance note 13). **If signing on behalf of the applicant please state in what capacity.**

Signature: 

Date: 10th July 2025





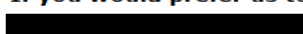
Capacity: 

Where the premises licence is jointly held signature of 2nd applicant (the current premises licence holder) or 2nd applicant’s solicitor or other authorised agent. (Please read guidance note 14). **If signing on behalf of the applicant please state in what capacity.**

Signature:

Date:

Capacity:

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15)	
	
Post town	Post code
	
Telephone number (if any)	
	
If you would prefer us to correspond with you by email your email address (optional)	
	

Notes for Guidance

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe the premises. For example, the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.
3. In terms of specific regulated entertainments, please note that:

- Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
 - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 5. For example state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 6. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 8. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
 9. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
 10. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
 11. Please list here steps you will take to promote all four licensing objectives together.
 12. The application form must be signed.
 13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.

14. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.
15. This is the address which we shall use to correspond with you about this application.

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NORTH YORKSHIRE COUNCIL

REC'D
30 JUL 2025[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
27th July 2025

Licensing Department
Mercury House
Station Road
Richmond
North Yorkshire
DL10 4JX

**Representation Opposing Premises Licence Application for BR Aysgarth Limited
Aysgarth Falls Hotel, Palmer Flatts, Aysgarth, Leyburn, North Yorkshire, DL8 3SR**

Dear Sir,

We are writing to submit a formal representation objecting to the application for a 24-hour premises licence at for BR Aysgarth Limited, Aysgarth Falls Hotel, Palmer Flatts, Aysgarth, Leyburn, North Yorkshire, DL8 3SR. We live near the site and believe that granting this licence will seriously undermine the four licensing objectives set out in the Licensing Act 2003. We address each of these below, as they relate to our rural community and the special context of the Yorkshire Dales National Park.

1. Prevention of Public Nuisance

This is a quiet, rural area within the Yorkshire Dales National Park, known for its natural beauty, tranquillity, and low levels of noise and disturbance. Allowing 24-hour licensable activities, particularly the sale of alcohol, is entirely out of keeping with the nature of this area.

The noise from music, car movements, guests coming and going at all hours, and potentially outdoor drinking or events will significantly disrupt the peace for residents and wildlife alike. We also have animals in adjacent fields, and prolonged noise is highly likely to cause distress to them.

2. Prevention of Crime and Disorder

Offering alcohol 24 hours a day raises concerns about the type of clientele the licensee is intending to attract. Late-night drinking often brings with it a higher risk of anti-social behaviour, such as shouting, vandalism, trespassing, and even drink-driving, all of which are much harder to manage in a sparsely populated, rural setting with limited police presence.

There is no clear explanation as to how the hotel will manage or monitor drunk guests. Are they providing 24-hour security, especially overnight? How will they prevent noise and disturbance affecting neighbouring properties and private land?

3. Public Safety

One major concern is the proximity of the hotel and lodges to Aysgarth Falls, a well-known beauty spot. The steep drops, fast-moving water, and slippery paths are especially hazardous at night or to those under the influence of alcohol. The hotel is also situated on a main road with little or no street lighting; there are no barriers outside the hotel preventing guests falling into the road and been run over by a car.

Allowing guests to drink through the night increases the risk of someone wandering down to Aysgarth Falls while drunk and getting hurt. Even in daylight and good weather, the area can be dangerous. At night or in poor conditions, the chances of an accident are much higher, and this could put extra pressure on local emergency services.

The application does not appear to provide any plan for how such risks will be managed, including guest supervision, alcohol limits, or restricted access to dangerous areas.

4. Protection of the Elderly and Vulnerable in the Community

Many people in this area are elderly or vulnerable and rely on the peace and safety of this quiet rural community. A 24-hour licence, especially one involving alcohol, could seriously disturb their quality of life.

Late-night noise, more traffic, and possible anti-social behaviour may cause distress or even fear for those living alone or in more isolated homes. Residents should not have to feel unsafe or unsettled in their own neighbourhood.

5. Yorkshire Dales National Park Consideration

The proposed premises are in the Yorkshire Dales National Park, a protected area where great care must be taken to preserve the natural landscape, wildlife, and character of the surroundings.

This area is also part of the Yorkshire Dales Dark Sky Reserve, known for its clear, dark night skies. Light pollution from a 24-hour operation — including outdoor lighting, car headlights, and signs — would harm this special environment.

The dark skies are important to residents and attract visitors, stargazers, and educational groups. Allowing the premises to operate through the night could damage this unique feature, especially without strict lighting controls. It would go against the aims of the National Park and local planning priorities.

We therefore urge the licensing authority to refuse this application, or at least place clear limits on the hours and type of activities allowed.

Thank you for your time and assistance in this matter.

Yours sincerely

A large black rectangular redaction box covering the signature and name of the sender.

Aysgarth & District Parish Council

1st August 2025

Dear Sir/Madam,

Representation/Objection to Application for a Variation of a Premises Licence Under the Licensing Act 2003 12/00568/PREM

I write on behalf of the Aysgarth & District Parish Council to formally object to the proposed variation of the premises licence for the Aysgarth Falls Hotel, under section 34 of the Licensing Act 2003.

When representatives of the hotel presented their plans to develop new lodge-style accommodation in the grounds, they gave clear and unequivocal assurances to this Council and to local residents that they would not be seeking to amend or extend their alcohol licence. This commitment was made in recognition of the unique character of Aysgarth and the potential for disruption that such changes could bring to a small rural village.

This new application represents a direct reversal of that commitment. The proposals to permit 24-hour alcohol sales, extended late-night refreshment, and broadened licensable areas - including outdoor grounds - constitute a fundamental and, in our view, unacceptable change to the nature of this establishment's operations.

We wish to place on record the following serious concerns:

1. Breach of Trust and Good Faith

The application has caused considerable anger among residents, who feel they have been deliberately misled. Assurances were given in good faith; those assurances have now been disregarded. This has undermined the trust between the community and the hotel's management.

2. Public Nuisance and Amenity Impact

The proposed changes will allow alcohol to be served at all hours, creating the very real possibility of noise, disruption, and anti-social behaviour during times currently considered quiet and restful. This is particularly inappropriate in a village of Aysgarth's size and character, and completely incompatible with its setting in the Yorkshire Dales National Park.

3. Traffic and Safety Pressures

Increased late-night use of the premises will place greater strain on local roads and parking, neither of which are suited to high volumes of traffic or activity at unsociable hours. Residents already report difficulties with visitor traffic during the day; this application could extend those problems into the night.

4. Precedent

Granting this application risks setting a precedent that others may follow. Currently, no other establishment in the area operates under such a licence, except possibly the Tan Hill Inn (a unique, isolated case). The notion of 24-hour alcohol sales may be appropriate in urban centres, but it is entirely out of place in a rural setting such as this.

5. Licensing Objectives

We believe this application undermines several of the Licensing Act's key objectives:

- The prevention of public nuisance, through the likely increase in late-night noise and disturbance;
- Public safety, due to potential increased footfall and traffic during night hours on narrow village roads;
- The protection of children from harm, particularly with more unrestricted access to alcohol on site and extended operating hours.

Conclusion

In light of the above, the Parish Council opposes this application in the strongest possible terms. We call on the Licensing Authority to uphold the values of consistency, community protection, and good governance by rejecting this proposal in full.

If the applicant still intends to pursue changes to their licence, we would expect them to return to this Council and to the local community with a new proposal - one that is modest, respectful, and fully transparent.

Yours sincerely,

[Redacted signature]

[Redacted name]

[Redacted title]

On behalf of Aysgarth & District Parish Council

[Redacted contact information]

I object to the above application to permit virtually 24 hour alcohol sale and consumption at the above address.

Such a license and the effect of it's granting can only be regarded as in general societally undesirable and whilst I can understand it's being granted in particular circumstances eg in industrial settings with 24 hour working this is certainly not the case at the above location.

1. Aysgarth is a small National Parks village with a population of less than 200, with an age profile typical of such dales villages ie with a percentage of elderly significantly above the national average; being set in an area of only even smaller villages it is therefore inconceivable that there would be any benefit to either Aysgarth or any neighbouring community in the granting of the referred to license.

This matter of benefit or disbenefit it can be argued has significant weight and whilst I fully accept and agree with the policy of encouraging commercial development within eg the National Parks so that they do not become just pretty places of seasonal tourism I am advised that the legal constitutional requirement of the local authority requires full consideration of the impact of any decision on the local population and its quality of life and that the granting of such a license would be open to legal challenge on these grounds.

2. As I understand it's being granted the ownership structure of the hotel in question and it's associated businesses may be complex but I have been lead to believe that other developments have been in urban settings and may have tended to include those the nature of which might loosely be described as nightclubs. While I have of course no information regarding the plans of the company regarding this location the application itself makes one additionally concerned.

3. The application refers to the sale (and consumption) to residents and their BONA FIDE guests but there is no knowing what that means, the term being by definition so vague as to be meaningless. There seems therefore nothing in the application restricting any sales whatsoever.

The application itself is ambiguous as in 1) it refers to the hotel and proposed chalets ie as two separate entities, but in 2) seeks permission to sell alcohol to hotel guests only. This would appear to suggest that chalet guests would be excluded from such purchasing. (other than perhaps as bona fide guests oh hotel residents)

Notwithstanding this it would seem that becoming well known for its allnight alcohol serving and with no other similar establishments within a very wide area there might be nothing to stop eg coach loads of stag or hen partygoers descending on the place at say 2 am and with the agreement of the management being admitted to continue their partying. It may not be the intention of the license givers but in practice it might be impossible to stop.

4. Adjacent to the hotel and it's main attraction are the famous Aysgarth Falls and within a few yards is the narrow road bridge over the river Ure from which the falls may most easily

be viewed. A combination of sightseers and road traffic makes this a particularly dangerous spot and records will confirm that there has been at least one death and a number of injuries in the last few years. Not only will the inevitability of intoxicated sightseers increase this danger but in the event of accident emergency services would be required to attend from a considerable distance.

I would be interested in your comments and reserve the right to make further technical and legal objections and to pursue the matter further in the event of the license being granted.

Many Thanks for your consideration

Objection to the Application for Licence Variation at the Aysgarth Falls Hotel, July 2025

The Aysgarth Falls Hotel, DL8 3SR, through their agents have submitted an application to vary their licence conditions. The Hotel has posted notices which states that they want to be permitted to sell alcohol and late-night refreshments to hotel residents and their bona fide guests 24 hours a day (between 11pm-5am in respect of late-night refreshment).

This objection is based on the notice, the application by the Hotel through their agents and the North Yorkshire Council Statement of Licensing Policy Licensing Act 2003, effective from 25 May 2025.

We **OBJECT** to this licence variation for the following reasons:

- **Terms of licence application**

1. The licence application refers to extending the licence to the grounds of the Hotel and "proposed chalets". The Hotel is currently constructing 14 "serviced hotel rooms" (as defined in their planning permissions) in the field immediately north of the hotel.

The Hotel does not have planning permission for chalets in the Hotel grounds.¹

2. The application does not define what is meant by "the grounds of the hotel". The applicant has recently purchased 2 properties adjacent to the Hotel (Church Bank House and The Falls Cafe which includes a large function room). These properties are on the opposite side of Church Bank east of Aysgarth Falls Hotel. Church Bank leads downhill to the River Ure and access to the world-famous Aysgarth Falls and is the main thoroughfare for pedestrians to reach the waterfalls. We understand that the applicant intends to convert the previously residential Church Bank House into an AIR B&B. Are these properties included in this application?
3. Further to the previous point, does the application area include the pavement and tables area at the front of the Hotel? The pavement immediately in front of the existing hotel building is not owned by the Hotel and consists entirely of public footpath access.
4. The application refers to the sales of alcohol to hotel residents and the "bona fide guests". In practice there will be no control over who are the "bona fide guests". Bona fide guests can include people who attend functions at the Hotel as well as guests who arrive by coach to "have a good time". It is of course in the commercial interest of the Hotel to sell as much alcohol as possible and to ignore the consequences!
5. The application refers to both alcohol, and 'late night refreshment', but does not define or explain the difference between these two.

- **Health and public safety**

6. Aysgarth Falls Hotel is located in a rural location, not a town or city. Consequently, the area accepts that it takes some time for police and other emergency services to attend incidents. Granting this licence will add strain on limited resources when incidents occur in and around the Hotel.
7. Unlike in towns or cities, there are virtually no taxis available during the night to be called on to take guests home. There is no Uber service in Aysgarth! There is a risk of intoxicated guests driving vehicles to leave the Hotel site onto A684 at all times of day and night. This is a 40 mph road and is the major route used by emergency vehicles to access the entire length of Wensleydale. There is a limited view of oncoming eastbound traffic, providing very short reaction times to motorists exiting the hotel site.

¹ Aysgarth Falls Hotel applied for and received planning permission (R/51/25L) for lodges to be used as "serviced hotel rooms". Changing the lodges to chalets implies a potentially different use, for example, with cooking facilities which was specifically disallowed in the planning permission that was granted.

8. There is a high risk of intoxicated guests straying dangerously onto A684 and Church Bank, particularly at night and early morning, when street lighting is limited due to it being a dark skies area. The roads surrounding Aysgarth Falls Hotel are used during these times by farm and other rural traffic (e.g: tractors, grain lorries and quadbikes) and there are often cattle being driven between farm premises and grazing fields.

- **Impact on protected environment**

9. The Yorkshire Dales National Park is a protected landscape. Increased artificial light levels at the rear and frontage of the site will negatively affect the dark skies status of the Yorkshire Dales, as well as the capacity for nocturnal animals to thrive. This will particularly affect the owl and bat populations, as well as night flying insects, which currently thrive in the area. These species are vital to the biodiversity of the area.
10. The application allows for bars to be set up anywhere on the Hotel grounds which will increase noise and disturbance levels.
11. Increased noise levels on the open aspects of the site will disturb other guests of the Hotel, as well as visitors to the area and local residents. Despite stating that music will only be played indoors, sound will escape from any frequently opened windows or doors. Noise will also be produced as Hotel guests move around the site, particularly if they have consumed alcohol.
12. Increased levels of littering, particularly on the main road (A684), along Church Bank and downhill from the site, pose a danger to people and wildlife and damages the overall appearance of this world-renowned, protected area. There is a real danger that bottles and glasses taken from inside the hotel might be broken whilst being transported around the site.

- **Impact on local residents and visitors to the area**

13. Wensleydale is a beautiful rural area, internationally renowned for peace and tranquillity which is not accessible in town and city areas. Aysgarth residents and visiting families staying in local accommodation should be entitled to enjoy the area, which is situated within the Yorkshire Dales National Park. The proposed introduction of a 24-hour alcohol licence will destroy this protected, peaceful environment and would be totally inappropriate for the location. Indeed, the grounds of the hotel would become a site for partying with potentially excess alcohol consumption – entirely out of keeping with the locale. The rear boundary of the hotel site lies directly above an SSSI site as well as the River Ure and Aysgarth Upper Falls, and can be seen by anyone visiting the Falls area (which is amongst the most visited attractions within the Yorkshire Dales National Park)
14. Aysgarth Falls Hotel is surrounded by residences of local people, including ourselves, as well as visitors in holiday accommodation, who would be impacted negatively by this proposal of 24-hour alcohol sales/consumption. We have a right to live in our own homes, free from disruptive noise and anti-social behaviour which would inevitably result should this application be granted. We should not have to keep our doors and windows closed 52 weeks of the year, nor avoid enjoying time in our own gardens, merely to satisfy the monetary ambitions of the applicant's business. We strongly believe that our quality of life will be negatively affected if this licence extension is granted.
15. Well recognised anti-social behavioural issues that will arise will include:
 - a. Noise pollution
 - b. Light pollution
 - c. Public disorder, including urinating in the street
 - d. Disturbing residents and holidaying families with loud disruptive gatherings late into the night
 - e. Threatening behaviour
 - f. Vandalism (such as breaking bottles, damaging property or graffiti)
 - g. Inconsiderate littering
 - h. Drink-fuelled incidents, including driving under the influence of alcohol

Such anti-social behaviour adds to a strain on the police and ambulance services. Any one of these potential consequences of granting a licence raises concerns with public safety and will also divert resources from other priorities.

- **Impact on local businesses**

16. There are two public houses in Aysgarth. Although the George and Dragon Inn is currently closed, granting a 24-hour licence to the Aysgarth Falls Hotel will likely have a commercial impact on the viability of the George and Dragon Inn re-opening and therefore reducing competition in the area. In addition, two other hotels, in the nearby villages of Carperby and West Burton, also rely on visitors to this area for a good deal of their trade, and would be adversely affected if Aysgarth Falls Hotel offered round-the-clock alcohol sales.

- **Proximity of site to St Andrew's Parish Church**

17. The main entrance to St. Andrew's Parish Church is directly opposite the public footpath entrance to the site of the "serviced hotel rooms". Worshippers, funerals and weddings could be subjected to raucous behaviour and noise levels which are wholly out of keeping for the religious nature of the church and grounds. Any raised voices, dog barking etc from the hotel grounds can be heard within the churchyard by family members visiting graves and visitors seeking a space for reflective thought.

Summary

The document raises significant concerns about granting a 24-hour licence to Aysgarth Falls Hotel, highlighting issues such as noise disturbances, vandalism, threatening behaviour, and drink-related incidents that could strain emergency services and affect public safety. It also notes the potential negative impact on local businesses and fair competition, as well as the risk of disruptive behaviour affecting the peaceful atmosphere of the nearby St Andrew's Parish Church and its grounds.

S
[Redacted signature block]

4th August 2025

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To the licencing officer

Objection to change to licence at Aysgarth Falls Hotel.

Submitted as a local resident in a private capacity.

The hotel has submitted an application to change the licencing hours and the area covered by the licence.

As a former chairman of a licencing bench, I am familiar with the considerations which applied at that time and would expect that the same considerations would still apply.

Among these are whether the application is appropriate or necessary given the venue and its location, whether there would be an unreasonable impact on local residents and the environment, and whether granting the application would create a precedent with regard to future applications. The site of this hotel is in a peaceful rural location which attracts visitors for the scenery, setting, and tranquillity.

The grounds of this hotel are currently being converted from a low cost, low impact camping and caravan site to a small estate of chalets described originally as 'bedrooms in the field', and the hotel itself is being extended to include a new room for entertainments and a new adjacent bar. A modified licence was also granted to accommodate the business plan which catered mainly for hotel residents and their guests.

The planning application for this change was unanimously opposed by local residents who expressed concerns about the impact of such a large development on the area and the loss of community through the removal of the campsite.

This new application which effectively extends the licence to include the new estate built on the former campsite would allow a 24-hour bar for the whole site, together with other undisclosed entertainment activities.

Yet again this application is opposed by every local resident who are concerned about what exactly is being planned that would need such a change to the license,

In a unique location such as this, famed for its peace and tranquillity, a 24-hour licence is clearly not appropriate. No claims have been made that might indicate a need for such a licence, and such activity would clearly have an unreasonable impact on local residents, both domestic and in nature.

As far as creating a precedent is concerned, within a short distance there are other licenced facilities catering for visitors, who also may wish to change their business plan should this application succeed, which would create a massive change for the nature and culture of the area.

Such late-night entertainment is not a new problem for this area since there was a facility operating as a Saturday night disco, which attracted young visitors from all over the area and was a cause of many noise and drink related problems. The facility has been closed for many years and local residents do not want to see such a thing resurrected.

This application includes no justification regarding appropriateness or necessity. History tells us that there would an unreasonable impact on local residents and the environment, and the proximity of other licenced facilities demonstrates that this would create an unwelcome precedent.

In all the circumstance this application should fail on every aspect.

I would be obliged if you could confirm receipt of this objection. Kind regards,

This representation relates to the above application by the Aysgarth Falls Hotel, Palmer Flatt, Aysgarth Leyburn, North Yorkshire DL8 3SR and the following licensing objectives :-

1. Prevention Of Public Nuisance

There is no mention of consideration of any adverse impact upon local inhabitants in the immediate area around the site, particularly of Noise, likely throughout the night until 5.00AM, some houses of which are only across the road from the site in question. Measures protecting the amenity of those living nearby, 24 hours a day, every day of the year is NIL - how would you like to live like this ? This would also be made worse on warm summer's nights when windows would be open to carry Noise further across the immediate neighbourhood, which would also be their busiest period.

The applicants, Brook Group of Companies already operate multiple other hotels including Blackpool centre, some with large numbers of lodges, **23 nightclubs in large towns and cities and specialise in late-night venues.** Is this what you wish to inflict upon the local inhabitants around the Aysgarth Hotel. They would probably seek to expand further, as the usually do, and they already own the former empty Aysgarth Cafe, with its large function room. This is even nearer to local houses. This application above includes provision of live and recorded music, dancing and films. We came to live here for the peace and quiet of a beautiful area, as do the vast majority of most visitors, who seek a quiet place to stay overnight and eat drink within normal hours after visiting and walking around the countryside sights.

2. Protection of Children from Harm

The probability of Children being affected by the 24 hours alcohol serving hours is high, particularly if the are staying overnight. They will be exposed to both loud noise in the early hours when they are trying to sleep and being woken up, with all the upset that will bring and from adults the worse for drink passing nearby, with all the anti-social behaviour that brings with it, particularly swearing and other bad language. My 9-year old grandson stays with me in the summer holidays and I do not want him to be exposed to this.

3. Prevention of Crime and Disorder

Prolonged drinking of Alcohol, especially throughout the night often leads to anti-social behavior by the drinkers and annoyance from previously sleeping people woken up by them, often leading to disorder. Petty crime often occurs merely for a laugh by the

former. The layout of the hotel plus the chalets is difficult to patrol and 24hour security guards is unlikely.

4. Public Safety

Currently this area around the Aysgarth Hotel is very safe, but with 24hour sale of alcohol this would probably diminish, attracting anti-social elements. There is no public transport other than during working hours and then very limited, taxis are again limited. A rise in drink driving is likely. Police are very rarely seen and then only driving through to other matters There are no foot patrols.

Poor publicity of this application

Notices of this application were not displayed clearly. The one at the front of the hotel was well inside a gate marked Hotel Residents only and its font size was either 10 or 12 size, not the size 16 or plus specified, so non-residents were unable to read it without trespassing. Another was across the busy road going down to the Falls, against a wall in the gutter with no safety pavement. Most people would not have seen either, but maybe that was the intention.

local resident.

The Association of Rural Communities



The Licensing Team
North Yorkshire County
Civic Centre, Stone Cross
Northallerton DL6 2UU

05/08/2025

Dear Sir/Madam

Re : Premises licence number 12/00568/PREM, Aysgarth Falls Hotel, Aysgarth

The application states:

The Applicant seeks to extend the existing Licence to include the grounds of the hotel in which the chalets will be located. Also, the Applicant seeks to: include the existing hotel accommodation with the Licence area, for the same purpose; to allow the sale of alcohol to residents and their bona fide guests 24/7 (commonly known as a resident's exemption); and to amend the child access restrictions to read - Children under the age of 16 shall not be permitted to enter the premises after 21:00 unless dining with an adult or attending a pre booked function or resident at the hotel or on-site accommodation.

Protecting children:

One of the objectives of the Licensing Act 2003 is to protect children from harm. The plans submitted to the Yorkshire Dales National Park (YDNPA) by Applicant show that there will be three family chalets in the grounds of the hotel. Families usually include children.

A 24/7 licence would allow alcohol to be sold throughout the site even when children are staying with their parents in those chalets. Surely it would be better if the Applicant applied for temporary event licences rather than having 'blanket' approval? And for such licences to be just for the existing hotel so that children staying in the chalets can be fully protected.

Prevention of public nuisance

In a planning statement the Applicant sent to the YDNPA in support of its application (which was approved in October 2023) it stated:

'Protecting residential amenity, particularly in respect of any noise created in association with the development, has been a key consideration throughout the development of the subject proposals. Furthermore, the current operating arrangements and opening hours associated with the profile of arrival and departure for the lodges and services times of the restaurant and public house, will remain as existing, containing all impacts within the current opening hours. Overall, it is concluded that the noise risks associated with the subject proposal will be minimal, such as to ensure no unreasonable adverse impact upon residential amenity.'

It continued: 'As highlighted within the [YDNPA] Management Plan, the beauty, grandeur and other less tangible qualities of the National Park help to create a unique "spirit of place". The National Park

benefits from extensive areas providing a sense of tranquillity, remoteness and solitude, housing natural sounds, expansive views, seasonal change, dark night skies....'

Events with alcohol on sale throughout the site until 5am will greatly increase the impact on the amenity of neighbours and also wildlife not only in the woodland SSSI immediately to the north of the site but also to the ancient churchyard of St Andrew's Church immediately to the east. The gateway to this place of worship is a War Memorial. (*Below: the chalet site as seen from the War Memorial gates at the church*). The churchyard is a very special place to enjoy dark skies, and the peace and tranquillity of the dales. The concerts in the church from April to September each year always finish before 10.30pm – and we believe that the usual licensing hours for Aysgarth Falls Hotel should also be up to 10.30pm.

In the planning application it was emphasised that there would be a biodiversity gain due to the planting of a hedge and the provision of bat and bird boxes. Events continuing until 5am will disrupt all such wildlife both due to noise and light pollution.

Conclusion

We believe such an extension to the license would be completely unsuitable for such a rural location. As was stated when the application was made for planning permission – this should be an area of tranquillity and a place to enjoy the Dark Skies.

We also believe that children staying in the chalets should not be exposed to drinking and music events that can continue until 5am.

Yours faithfully



Administrative Officer
Association of Rural Communities



**Objection to – Application for Licence Variation at the Aysgarth Falls Hotel, July 2025
Premises Licence No. 12/00568/PREM**

An application has been submitted to North Yorkshire Council to vary the existing licence to allow the Aysgarth Falls Hotel (post code DL8 3SR) to sell alcohol and late-night refreshments to hotel and lodge residents 24 hours a day (between 11 pm – 5 am in respect of late-night refreshment).

We wish to object to the granting of this licence variation, our reasons are outlined below -

Background

The Aysgarth Falls Hotel is located within the parish of Aysgarth, a rural village in the in the Yorkshire Dales National Park and therefore within a protected environment. The Hotel grounds are bounded by an SSSI to the north (Aysgarth Upper Falls), immediately to the east by Aysgarth church and graveyard and the A684 road to the south elevation. The hotel sits within an area of domestic housing.

The “current” owners applied for planning permission to construct 14 hotel lodges in the field adjacent to the main building which was granted on the basis that they would be used as “serviced hotel rooms”. The “serviced hotel rooms” include 2 family lodges and a lodge appropriate for guests with disabilities.

The Hotel, through its consultants, in support of its planning application protecting the residential amenity, stated that the current operating arrangements and opening hours associated with the profile of arrival and departure for the lodges and services times of the restaurant and public house, will remain as existing, containing all impacts within the current opening hours.

The “Chalets” that are referred to in the licence variation do not have planning permission. By re-purposing the serviced hotel rooms as chalets indicates alternative uses for these properties including the opportunities for hiring out as individual venues for parties, “hen do’s/stag do’s”, etc., or selling outright.

Our Reasons for objecting to the Application

In its planning application, the Aysgarth Falls Hotel submitted a “Guest Management Plan”. This plan spells out how they will “ensure the site and surrounding environment are not adversely affected by guests and staff, the hotel has provided a sympathetic guest management plan that takes a conservation led approach to the preservation and enhancement of the site and surrounding environment”. The plan goes on to say “The hotel is committed to ensuring that all servicing is conducted in a sustainable manner, reflecting the strong environmentally friendly vision at the heart of the management plan”.

Operating a 24-hour alcohol licence is not consistent with the Guest Management Plan that was part of the original planning approval. This is contrary to the assurances given by the hotel representatives when they attended the parish council meeting to explain their planning application. In this application permission is sought for showing films, live and recorded music, dancing, late night alcohol and food consumption to include non-residents. This will result in the hotel becoming an all night drinking/night club which will inevitably spread outside the main building which would be unacceptable within a residential area.

Through social media, word of mouth and advertising, the Hotel will become a destination for “guests” to enjoy all night drinking. Although the application refers to “bona fide guests”, in

practice staff will be unable to differentiate between so called “bona fide guests” and any other guests who have arrived at the Hotel to drink.

There will be limited numbers of staff through the night available to deal with noise, anti-social behaviours, drunkenness, disagreements, and accidents and injuries that will likely arise. There is nothing in the application on effective measures that promotes public safety, not only for the hotel guests and staff, but also for local residents and visiting families with children.

It should also be noted that, with Aysgarth being a very rural community, police and other emergency services cannot attend the Hotel quickly. It can take nearly an hour for an ambulance to attend a local site. Within the application there is no provision for numbers of on-site security staff and first aiders. Being in a rural location, the majority of the visiting guests (as opposed to hotel residents) to the Hotel will arrive by car. Taxi services in the area are very limited – there is no Uber or similar. There is therefore a significant risk that visiting guests will take to their car to drive home whilst being over the safe alcohol limit.

Currently there is outdoor seating at the front of the hotel close to the road. Farm traffic, heavy goods vehicles and livestock movements along the A684 start very early such and as such there is a risk that guests who have been drinking all night will wander into the road which will be a danger to themselves and the public. The licence if granted must restrict the all-night activities to within the hotel building itself.

Extending the area of the licence would allow a bar to be set up anywhere, not just within the main hotel building. The terms of this change would allow an all-night disco and associated bar not only in the newly built function room, but anywhere in the grounds of the Hotel. Although the playing of music will be indoors, it would be expected that doors and windows will be left open so that the music can be heard across the Hotel site. Similarly, any marquee that is set up in the grounds may also be classified as indoors. Restrictions must be placed within the Licence “if granted” to enforce that windows and doors must be closed after 10.00pm to minimise the disturbance to the surrounding properties. This type of restriction was previously placed on the “Falls Motel” which is adjacent to this site (now known as the “Falls Café”).

To summarise, the application to vary the licence conditions should be rejected as it is contrary to what the Hotel and its agents have previously stated, it will bring harm and risk to the local community and visitors, will put additional strain on the emergency services, and is inconsistent with the protected landscape of the Yorkshire Dales National Park plan and the International Dark Sky initiative.

Such a venture may gather support in a busy coastal resort, but in this very different protected location it would seriously detract from the peaceful tranquillity of a rural area and have an adverse impact on wildlife and the Yorkshire Dales International Dark Sky initiative.

Based on the number of hotel rooms and serviced hotel rooms (chalets) the maximum number of residents will number approximately 80 which we do not believe makes this a viable proposition for a “night club” and suggests the management’s intention is to create a night club open to non-residents and a restriction limiting the numbers to residents only should be part of any licence granted.

Dear Helen

Thank you for your email, which has clarified things for me. I have now reviewed our previous statement, and have expanded on it – please find below the formal representation by the Yorkshire Dales National Park Authority (substituting the one Penny sent you on 6 August).

‘The Licencing Plan includes a substantial outdoor area, ie outside the main hotel building and the 14 chalets/external suite buildings under construction. Furthermore, as can be seen on this Plan, and approved/required by planning permission, this outdoor area includes the suite terraces, car parking, embankments, and groups of trees and other vegetation. It is further noted that the Plan area has an extensive frontage along Church Bank, and there is a public right of way passing through the land to the north of the Plan area.

Having consideration to the above, together with our understanding of the how such external hotel rooms and surrounding land would function and be experienced by guests, including families, and in consideration of the licensing objectives of public safety (eg considering the physical nature of and traffic in the outdoor area), prevention of nuisance (eg considering the potential for noise disruption, including to beyond the premises to residents and visitors), and protection of children from harm (eg considering the likelihood of families residing in the chalets and using the wider hotel site for amenity), the Yorkshire Dales National Park Authority would have concern about any sale or consumption of alcohol outdoors on the premises, including on the chalet/suite terraces (which are likely to be used by guests in light summer evenings, for instance), in the evening and overnight. We would therefore wish to see the Licencing Plan amended, ie to much more limited outdoor area, and/or for the licensing hours to be specific to indoor / outdoor.

Other than this specific concern, the Authority is supportive of the application.’

Kind regards



David Jones
Senior Planning Officer

Direct: 01969 652304
Switchboard: 0300 456 0030

www.yorkshiredales.org.uk



Yorkshire Dales National Park Authority
Yoredale | Bainbridge | Leyburn | DL8 3EL

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*Please see below objection from a local resident;
Licensing application 2025-07-10 Aysgarth Hotel -s.34 Variation*

I live in Newlands, Aysgarth, very close to the Aysgarth Falls Hotel. Four years ago the hotel was bought by Quest Property (Brook Group): a company with a varied portfolio including more than 20 nightclubs. In the past few months work started to build several chalets to replace the existing camping site, behind the hotel. The group has also recently acquired the cafe opposite the hotel on Church Bank Road.

The above application is for a license to sell alcohol and refreshments to residents and guests (essentially anyone) until 5am. Many of the local residents are very concerned about this and will make their own representations to Mercury House Licensing Department. The Brook company already owns a large number of night clubs in Yorkshire and I fear that the company's ultimate objective is to run the Aysgarth Falls Hotel as a late night venue open to all comers.

I love living in this beautiful part of the world with all the peace and tranquility that this exceptional countryside gives us. I have grave concerns that this company may not have the same respect that all the local residents and visiting walkers and tourists have.

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As part of this variation I would suggest we remove the following existing conditions from Annex 2 / operating schedule of the premises licence:-

4/5/6/7/8/9/10/11/12/13/14/15/16/17.

I proposed we replace the above with the following:-

1. Staff Training

A documented staff training programme shall be provided to all members of staff involved in the retail sale of alcohol at the premises in respect of the following:-

- retail sale of alcohol;
- age verification policy;
- conditions attached to the Premises Licence;
- permitted licensable activities;
- the licensing objectives;

with such records being kept for a minimum of one year. [For the avoidance of doubt, the one year period relates to each respective entry in the log book and runs from the date of that particular entry]

2. Incident & Refusals book

An incident log and refusals register will be kept at the premises and made available on request to an authorised officer or the police which will record the following:

- all crimes reported to the venue
- any complaints / incidents regarding crime and disorder or anti-social behavior
- staff refusals of alcohol for any reason

with such records being kept for a minimum of one year. [For the avoidance of doubt, the one year period relates to each respective entry in the log book and runs from the date of that particular entry]

3. CCTV

A digital colour CCTV system will be installed at the venue.

. It will be maintained, working and recording at all times the premises are open for licensable activity.

· The cctv recordings from the main entrance of the hotel should be clear images, capable of being produced in Court or other such hearing.

*· Copies of the recordings will be kept available for any Responsible Authority for **28 days**. Subject to Data Protection requirements.*

*· Copies of the recordings shall be made available to any Responsible Authority **within 48 hrs** upon request. Subject to Data Protection requirements.*

· Copies of the recordings will display the correct time and date of the recording.

. It is the responsibility of the management to ensure that there are sufficient members of staff and/or management available during the hours of operation to

be able to download evidence from the CCTV system at the request of the police or responsible authority. Subject to Data Protection requirements.

4. All “off sales” of alcohol shall be in sealed containers except where they are for consumption in a clearly delineated external area, intended for this purpose, i.e. an area covered by a pavement licence or within a beer garden or outdoor seated area under the control of the premises

5. The premises shall operate the **Challenge 25 policy** for the sale of alcohol. The only acceptable proof of age identification shall be a current passport, Photo card Driving Licence or identification carrying the PASS logo (until other Effective identification technology e.g. thumb print or pupil recognition, is adopted by the Premises Licence Holder).

6. It is the responsibility of the DPS / manager to risk assess all events to be held at the premises, this would include risk assessing the need for SIA door supervisors for each event.

I would be grateful if you could respond by 5pm on 04/08/25 if you are amenable to the above conditions. If I have not received any communication from you by this time, I will submit a formal representation on behalf of North Yorkshire Police to the licensing authority.

If you wish to discuss any of the above please do not hesitate to contact me. I look forward to hearing from you in relation to this matter.

Kind regards

Dave

Dave Furlong PC 1720

John Gaunt & Partners
Omega Court
372 Cemetery Road
Sheffield
S11 8FT

My Ref: 12/00568/PREM
Dealt with by: Mr Vince Ravetta
Licensing
7 November 2022

Dear Sir/Madam

Licensing Act 2003
Premises Licence number - 12/00568/PREM
Aysgarth Falls Hotel
Palmer Flatt
Aysgarth
Leyburn
North Yorkshire
DL8 3SR

Thank you for your application to vary DPS at the above Premises. Please find enclosed the completed Premises Licence and Licence Summary.

Premises Licence Format

We are required to issue you with your licence in two parts. The first part is A4 sized and contains all your licence information. The second part is of A4 size and is in the form of a summary. The format and layout of the licence and summary is prescribed by Regulation. Please check both parts to ensure the details are correct if you have any queries please do not hesitate to contact the office.

Keeping and displaying your premises licence

The holder of the premises licence must ensure that the Premises Licence (or a certified copy of it) is kept at the premises in the custody of, or under the control of, the holder of the licence or a person who works at the premises and has been nominated in writing by the licence holder. The Premises Licence holder may be guilty of an offence for failing to do so.

The holder of the Premises Licence must ensure that the summary of the licence or a certified copy and a notice specifying the position held at the premises by the person nominated above are prominently displayed at the premises. The Premises Licence holder may be guilty of an offence for failing to do so.

Producing your premises licence

A constable or an authorised officer from the Council may require the Licence holder to produce the Premises Licence (or certified copy). The Premises Licence holder may be guilty of an offence for failing to do so.

Varying your premises licence

The premises licence holder can apply to vary the licence under s34 of the Act, to vary the DPS details under s37, to transfer the licence under s42 or apply for an Interim Authority Notice under s47. The existing licence including the plan will have to be returned to be varied.

Reviewing your premises licence

An interested party or a responsible authority can apply to this authority for a review of a premises licence under s51. This will usually happen where the operation of the premises has caused problems to either local residents or one of the authorities involved with the premises. The review application is made to the local authority and must be framed around one or more of the four licensing objectives.

The application is advertised, by the licensing authority and if relevant representations are made a hearing before the Councils Licensing Committee will determine an application for a review. The Committee is empowered to take steps it considers necessary to ensure the promotion of the licensing objectives. These are to modify the conditions of the licence, exclude a licensable activity, remove the designated premises supervisor, suspend the licence for a period not exceeding three months or revoke the licence.

Production of a personal licence

A personal licence holder is under a duty when on a premises to authorise the supply of alcohol to produce his/her Personal Licence when requested by a Constable or an Authorised Council Officer. A person who fails to comply with this requirement without reasonable excuse may be guilty of an offence.

Premises Licence lost, stolen damaged or destroyed

If the licence is lost, stolen, damaged or destroyed the holder can apply for a replacement from the Richmondshire District Council. The authority must be satisfied that the request is genuine. There is a charge for this (currently £10.50). It is a condition of the issue of a copy licence that the loss or theft must have been reported to the Police.

Changing the Licence Holder or DPS

A Premises Licence holder is to notify Richmondshire District Council if the Licence Holder or DPS changes. The licence including the plan will have to be returned and amended. There is a charge for this (currently £23.00 per application). Failure to do so may be an offence.

Change of Name or Address

A Premises Licence holder is to notify Richmondshire District Council if they change their name or address. The licence including the plan will have to be returned and amended. There is a charge for this (currently £10.50). Failure to do so may be an offence.

Surrender of Premises Licence

A premises licence holder may surrender their licence at any time by giving notice to Richmondshire District Council – there is no charge for this.

Gaming machines

Holders of permits for amusement with prizes/gaming machines issued by the Magistrates or the Local Authority under the Gaming Act 1968 should note that from 1 September 2007 permits/notifications are dealt under the Gambling Act 2005, and should be applied for through the Council.

Annual fee for premises licence

The holder of a premises licence must pay an annual fee. The amount of the fee relates to the banding of the Non-domestic rateable value of the premises and is due and payable each year on the anniversary of the date of the grant of the original licence.

An invoice will be sent prior to the anniversary of the date the licence was granted.

Yours faithfully

Authorised Officer
Richmondshire District Council



Licensing Act 2003

Premises Licence Summary

Premises Licence Number

12/00568/PREM

Part 1 Premises Details

Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Postcode

Aysgarth Falls Hotel
 The Aysgarth Falls Hotel
 Palmer Flatt
 Aysgarth
 Leyburn
 North Yorkshire
 DL8 3SR

Telephone number

Where the licence is time limited the dates

-

Licensable activities authorised by the licence

- A. Plays
- B. Films
- C. Indoor sporting events
- E. Live Music
- F. Recorded Music
- G. Performance of dance
- I. Provision of facilities - making music
- L. Late night refreshment
- M. Supply of alcohol

Times the licence authorises the carrying out of licensable activities

A. Plays -	Every Day	09:00 - 02:00
B. Films -	Every Day	09:00 - 02:00
C. Indoor sporting events -	Every Day	09:00 - 02:00
E. Live Music -	Every Day	09:00 - 01:00
New Years Eve cease 05:00hrs		
Bank Holiday Weekends cease 02:00hrs		
F. Recorded Music -	Every Day	09:00 - 01:00
New Years Eve cease 05:00hrs		
Bank Holiday Weekends cease 02:00hrs		
G. Performance of dance -	Every Day	09:00 - 01:00
New Years Eve cease 05:00hrs		
Bank Holiday Weekends cease 02:00hrs		

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I.Provision of facilities - making music - Every Day	09:00 - 01:00
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New Years Eve cease 05:00hrs
Bank Holiday Weekends cease 02:00hrs

L. Late night refreshment - Every Day 23:00 - 02:00
New Years Eve cease 05:00hrs

M. Supply of alcohol - Every Day 09:00 - 01:30
Bank Holiday weekends cease 02:00

And the hours granted pursuant to the Regulatory Reform (Special Occasions Licensing) Order 2002 in respect of New Years Eve.

The opening hours of the premises

Every Day 09:00 - 02:00

Non-Residents with the exception of bona fide guests to vacate the premises 30 minutes after the cessation of the sale of alcohol indicated on this licence

Non-standard timings :

Bank Holiday Weekends close 02:30hrs

The hours granted pursuant to the Regulatory Reform (Special Occasions Licensing) Order 2002 in respect of New Years Eve.

Where the licence authorises supplies of alcohol whether these are on and / or off supplies

Alcohol may be supplied for consumption both on and off the Premises

Name, (registered) address of holder of premises licence

BR Aysgarth Limited
The Brook Group Of Companies
Lower Plaza 1
Gateway Plaza
Fitzwilliam Street
Barnsley
South Yorkshire
S70 2RF

Registered number of holder, for example company number, charity number(where applicable)

Registered Business Number 13472470

Name of designated premises supervisor where the premises licence authorises the supply of alcohol

Mr Jake Brook

State whether access to the premises by children is restricted or prohibited

Children under 14 will be allowed on the premises if accompanied by an adult but only up to 21.00hrs and eating or sitting in an area away from the bar. Notices are displayed for this purpose.

Children aged 14 - 18 may enter the bar area if accompanied by an adult, but will not be served with alcohol. Those persons not deemed or appear to be 18 or over will be asked for proof of age.

Signed

Authorised Officer

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Licensing Act 2003

Premises Licence

Premises Licence Number

12/00568/PREM

Part 1 Premises Details

Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Postcode

Aysgarth Falls Hotel
 The Aysgarth Falls Hotel
 Palmer Flatt
 Aysgarth
 Leyburn
 North Yorkshire
 DL8 3SR

Telephone Number

Where the licence is time limited the dates

-

Licensable activities authorised by the licence

- A. Plays
- B. Films
- C. Indoor sporting events
- E. Live Music
- F. Recorded Music
- G. Performance of dance
- I. Provision of facilities - making music
- L. Late night refreshment
- M. Supply of alcohol

Times the licence authorises the carrying out of licensable activities

A. Plays -	Every Day	09:00 - 02:00
B. Films -	Every Day	09:00 - 02:00
C. Indoor sporting events -	Every Day	09:00 - 02:00
E. Live Music -	Every Day	09:00 - 01:00
New Years Eve cease 05:00hrs		
Bank Holiday Weekends cease 02:00hrs		
F. Recorded Music -	Every Day	09:00 - 01:00
New Years Eve cease 05:00hrs		
Bank Holiday Weekends cease 02:00hrs		
G. Performance of dance -	Every Day	09:00 - 01:00
New Years Eve cease 05:00hrs		
Bank Holiday Weekends cease 02:00hrs		

I.Provision of facilities - making music - Every Day New Years Eve cease 05:00hrs Bank Holiday Weekends cease 02:00hrs		09:00 - 01:00
L. Late night refreshment - New Years Eve cease 05:00hrs	Every Day	23:00 - 02:00
M. Supply of alcohol - Bank Holiday weekends cease 02:00 And the hours granted pursuant to the Regulatory Reform (Special Occasions Licensing) Order 2002 in respect of New Years Eve.	Every Day	09:00 - 01:30

The opening hours of the premises

Every Day 09:00 - 02:00

Non-Residents with the exception of bona fide guests to vacate the premises 30 minutes after the cessation of the sale of alcohol indicated on this licence

Non-standard timings :

Bank Holiday Weekends close 02:30hrs

The hours granted pursuant to the Regulatory Reform (Special Occasions Licensing) Order 2002 in respect of New Years Eve.

Where the licence authorises supplies of alcohol whether these are on and / or off supplies

Alcohol may be supplied for consumption both on and off the Premises

Annex 1 - Mandatory conditions

- 1 No supply of alcohol shall be made under the Premises Licence:-
 - (a) at any time when there is no designated Premises Supervisor in respect of the Premises Licence; or
 - (b) at any time when the designated Premises Supervisor does not hold a Personal Licence or his / her Personal Licence is suspended.
- 2 Every supply of alcohol under the Premises Licence shall be made or authorised by a person who holds a Personal Licence.
- 3 (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).
- 4 The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
- 5 (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.
- 6 The responsible person shall 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: 1/2 pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml; and

(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.

7 (1) 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 permitted price.

(2) In this condition:

(a) "permitted price" is the price found by applying the formula $P = D + (D \times V)$, where-

(i) P is the permitted price,

(ii) D is the amount 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;

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

(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.

(3) Where the permitted price given by Paragraph (a) of paragraph 2 would (apart from the 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.

(4)

(i) Sub-paragraph (2) applies where the permitted price given by Paragraph (a) 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.

(ii) 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

Special Conditions

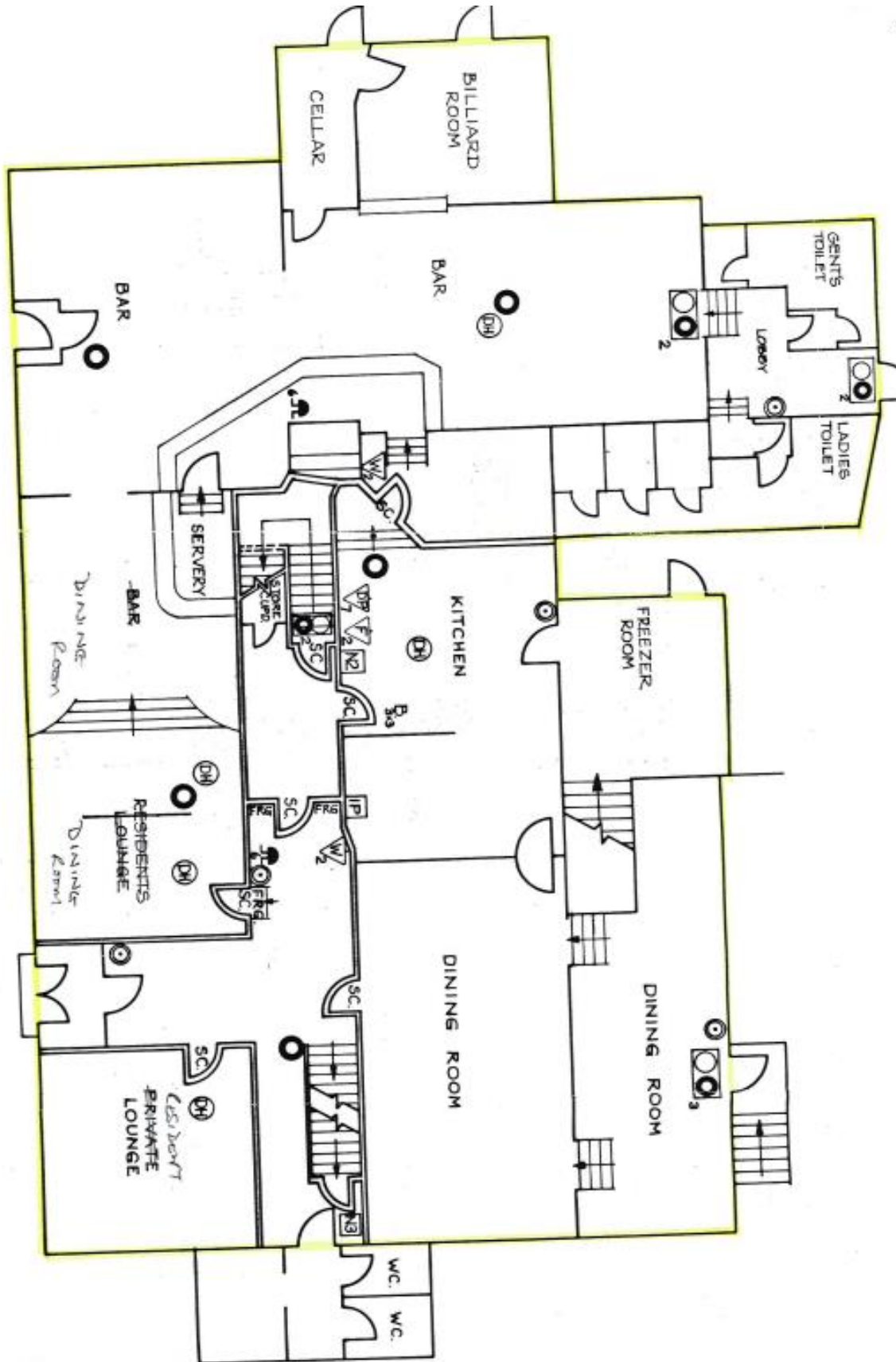
Maximum number of persons present at any one time	70	Dining Room
Maximum number of persons present at any one time	45	Bottom Bar

- 1 Non-Residents with the exception of bona fide guests to vacate the premises 30 minutes after the cessation of the sale of alcohol indicated on this licence

Non-standard timings :
Bank Holiday Weekends close 02:30hrs
The hours granted pursuant to the Regulatory Reform (Special Occasions Licensing) Order 2002 in respect of New Years Eve.
- 2 Windows must remain closed at all times when Regulated Entertainment is in progress and doors should remain closed excepting for ingress and egress.
- 3 The Licence Holder should take all reasonable steps to ensure that Regulated Entertainment does not cause disturbance to residential properties beyond the boundaries of the Licensed Premises. The Licensee should if necessary liaise with the Licensing Authority and Richmondshire Environmental Health in order to agree any further steps which might become necessary.
- 4 The Premises Licence must be displayed in a prominent position within the Premises, for viewing by the general public.
- 5 Door Supervisors - If the need is ever identified Door Supervisors must be Licensed by the Security Industry Authority.
- 6 Drugs Policy - The premises will adopt the North Yorkshire Drugs Policy for licensed premises and display a notice to that effect.
- 7 CCTV - If the need is ever identified a system will be installed to the satisfaction of the Police and Local Authority.
- 8 Underage Policy - The premises will adopt an underage policy and display a notice of the same on the premises.
- 9 Staff have been trained in Health and Safety, and Hygiene and risk assessment, and this will always be ongoing.
- 10 All licenses are displayed behind the bar.
- 11 The Proprietors will not promote binge drinking
- 12 The Ceiling and Electrical circuits will be tested by a qualified person every 5 and 3 years respectively and signed copies of the certificates submitted to the Licensing Authority.
- 13 All Licensed areas are covered by air filtering systems and extractor fans.
- 14 Fire equipment is on an annual contact for inspection, testing and replacement.
- 15 Seating and curtains are all flame retardant.
- 16 In order to protect customers in case of emergency illuminated exits signs are located throughout the building plus emergency lighting.
- 17 Children under 14 will be allowed on the premises if accompanied by an adult but only up to 21.00hrs and eating or sitting in an area away from the bar. Notices are displayed for this purpose.
Children aged 14 - 18 may enter the bar area if accompanied by an adult, but will not be served with alcohol. Those persons not deemed or appear to be 18 or over will be asked for proof of age.

Annex 3 - Conditions attached after a hearing by the licensing authority

Annex - 4 Plans



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