

Name of meeting: Licensing Panel

Date: Tuesday 29th August 2017 at 11:00 am, Huddersfield Town Hall, meeting room 1

Title of report: Application for the GRANT of a Club Premises Certificate at Hepworth United F.C – Far Lane Hepworth – SE16277 06154

Purpose of report: To determine the application

Key Decision - Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	Not Applicable
Key Decision - Is it in the Council's Forward Plan (key decisions and private reports)?	Not Applicable
The Decision - Is it eligible for "call in" by Scrutiny?	Not Applicable
Date signed off by Director & name	
Is it also signed off by the Assistant Director for Financial Management, IT, Risk and Performance?	No
Is it also signed off by the Assistant Director - Legal Governance and Monitoring?	No
Cabinet member portfolio	Cllr Naheed Mather

Electoral wards affected: Holme valley South
Ward councillors consulted: Cllr Nigel Patrick
 Cllr Donald Firth
 Cllr Kenneth Sims

Public or private: Public

1. Summary

On 4th July 2017 the Licensing Department received an application for the grant of a Club Premises Certificate for Hepworth United Football Club. The application was made by Hannah Ainley the Club Secretary .The application is for a new build and the form can be viewed at **APPENDIX 1**.

2. Information required to take a decision

The application for a Club premises Certificate is for a New Build which has the required planning consent, the build is currently in progress. The application seeks to relocate the Club house from its former location in

Hepworth. The following hours and licensable activities have been applied for.:

The supply of Alcohol: Mon – Thursday 17:00 – 23:00
Fri - Sunday 12:00 - 23:00

Recorded Music: Mon – Thursday 17:00 – 23:00
Fri - Sunday 12:00 - 23:00

Hours of Opening : Mon – Sun 12:00 noon – 23:00

The application has been advertised in accordance with the requirements of the Licensing Act 2003, the closing date for representations was 01/08/2017. The Council have received 17 Representations from residents stating that they do not believe the following licensing objectives will be achieved:

- Public Safety
- The prevention of public nuisance.

All the representations can be seen at **Appendix 2**.

Additionally the Ward Councillors have made a representation based on the Prevention of Public nuisance objective.

This can be seen at **Appendix 3**.

3. Implications for the Council

3.1 Early Intervention and Prevention (EIP)

N/A

3.2 Economic Resilience (ER)

N/A

3.3 Improving Outcomes for Children

N/A

3.4 Reducing demand of services

N/A

4. Consultees and their opinions

West Yorkshire Police – No Comments

West Yorkshire Fire and Rescue Authority – No Comments

Kirklees Primary Care Trust – No Response

Environmental Health Service – No comments

Planning Authority – No comments

Kirklees Safeguarding Children Board – No comments

Weights and Measures – No Response

Home Office (Immigration) – No Response

5. Next steps

Following the decision of the panel the application will be either: granted, refused or granted with conditions applied.

- 6. Officer recommendations and reasons**
N/A
- 7. Cabinet portfolio holder recommendation**
N/A
- 8. Contact officer**
Anwar Butt – Licensing Officer
- 9. Background Papers and History of Decisions**
Appendix 1 – Application Form
Appendix 2 – Representation from local residents
Appendix 3 – Representation from ward councillors
- 10. Assistant Director responsible**
Joanne Bartholomew

Appendix 1

Licensing Department

Application for a Club Premises Certificate to be granted under the Licensing Act 2003

Return this form to the Kirklees Licensing Office – see Licensing office address and contact details on the website at: <http://www.kirklees.gov.uk/business/licensing/entertainmentAlcohol.aspx#anchor2>

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 for your records.

.....**Hepworth United Football Club**..... club applies for a club premises certificate
under section 71
(insert name of club)
of the Licensing Act 2003 for the premises described in Part 1 below (the club premises)

The club is making this application to you as the relevant licensing authority in
accordance with section 68 of the Licensing Act 2003

Part 1 – Club premises details

Name of Club Hepworth United Football Club	
Postal address of premises or, if none, ordnance survey map reference or description There is no postal address as yet due to the clubhouse currently being built. A map has been attached to this application to show the location of the building. The grid ref is SE 16277 06154	
Post town Holmfirth	Post code
Telephone number (if any)	E-mail address (optional)

Name of person performing duties of a secretary to the club Hannah Ainley	
Postal address of person performing duties of a secretary to the club 47 Sude Hill New Mill	
Post town Holmfirth	Post code HD9 7BS
Telephone number (if any) 07548 851725	E-mail address (optional)

Non – domestic rateable value of club premises £Unknown.....

Are the club premises occupied and habitually used by the club? No.....

Part 2 Club Operating Schedule

When do you want the club premises certificate to start?

Day Month Year

0	3	0	9	2	0	1	7
---	---	---	---	---	---	---	---

If you wish the certificate licence to be valid only for a limited time period, when do you want it to end?

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

If 5000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

n/a

General description of club (please read guidance note 1)

This application is for a club house that is currently under construction, completion is expected in September 2017.

Hepworth United Football Club previously had premises located in the centre of Hepworth Village, these were no longer suitable for the requirements of the clubs members so the premises were sold in order that we could relocate to have facilities sited on the football field that the club purchased over 20 years ago.

A plan of the premises has been attached to this application. This includes the floor plan of the building and the location of the building within the village.

The club room will be used to provide refreshments before, during and after any football related activities. In addition to this use we intend to hold no more than 12 non-football related activities throughout a 12 month period in order to raise funds for the Hepworth United Football Club. For these activities we would apply for a Temporary Events Notice.

The clubroom itself has been designed to seat 44 persons.

What qualifying club activities do you intend to conduct on the club premises?

Provision of regulated entertainment

Please tick ✓ yes

- | | | | |
|----|--|-------------------------------------|----|
| a) | plays (if ticking yes, fill in box A) | <input type="checkbox"/> | |
| b) | films (if ticking yes, fill in box B) | <input type="checkbox"/> | |
| c) | indoor sporting events (if ticking yes, fill in box C) | <input type="checkbox"/> | |
| d) | boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> | |
| e) | live music (if ticking yes, fill in box E) | <input type="checkbox"/> | |
| f) | recorded music (if ticking yes, fill in box F) | <input checked="" type="checkbox"/> | |
| g) | performances of dance (if ticking yes, fill in box G) | <input type="checkbox"/> | |
| h) | anything of a similar description to that falling within (e), (f) or (g) ticking yes, fill in box H) | <input type="checkbox"/> | if |

Provision of entertainment facilities for:

- | | | | |
|----|--|--------------------------|-----|
| i) | making music (if ticking yes, fill in box i) | <input type="checkbox"/> | |
| j) | dancing (if ticking yes, fill in box j) | <input type="checkbox"/> | |
| k) | entertainment of a similar description to that falling within (i) or (j) ticking yes, fill in box K) | <input type="checkbox"/> | (if |

The supply of alcohol by or on behalf of a club to, or to the order of, a member of the club (if ticking yes, fill in box L)

The sale by retail of alcohol by or on behalf of a club to a guest of a member of the club for consumption on the premises where the sale takes place (if ticking yes, fill in box L)

In all cases complete boxes M, N and O

A

Plays Standard days and timings (please read guidance notes 6)			Will the performance of a play take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	
Day	Start	Finish		Outdoors	
Mon			<u>Please give further details here</u> (please read guidance note 3)	Both	
Tues			<u>State any seasonal variations for performing plays</u> (please read guidance note 4)		
Weds			<u>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</u> (please read guidance note 5)		
Thurs					
Fri					
Sat					
Sun					

B

Films Standard days and timings (please read guidance notes 6)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors				
Day	Start	Finish		Outdoors				
Mon			Please give further details here (please read guidance note 3)					
Tues				State any seasonal variations for the exhibition of films (please read guidance note 4)				
Weds					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 5)			
Thurs								
Fri								
Sat								
Sun								

C

Indoor sporting events Standard days and timings (please read guidance notes 6)			<u>Please give further details</u> (please read guidance note 3) I
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)
Mon			
			<u>Please give further details here</u> (please read guidance note 4)
Tues			
			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Weds			
			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Thurs			
			<u>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</u> (please read guidance note 5)
Fri			
			<u>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</u> (please read guidance note 5)
Sat			
			<u>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</u> (please read guidance note 5)
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors			
Day	Start	Finish		Outdoors			
Mon			Please give further details here (please read guidance note 3)				
Tues							
Weds				State any seasonal variations for indoor sporting events (please read guidance note 4)			
Thurs							
Fri					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 5)		
Sat							
Sun							

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	
Day	Start	Finish		Outdoors	
Mon			<u>Please give further details here</u> (please read guidance note 3)	Both	
Tues			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 4)		
Weds			<u>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</u> (please read guidance note 5)		
Thurs					
Fri					
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors x										
Day	Start	Finish		Outdoors										
Mon	17:00	23:00	<p><u>Please give further details here</u> (please read guidance note 3)</p> <p>This is just about the club having music on in the clubhouse whether that be the radio, a CD or downloaded music.</p>											
	Tues	17:00				23:00								
Weds	17:00	23:00				<p><u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 4)</p>								
	Thurs	17:00							23:00					
Fri	12:00	23:00							<p><u>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</u> (please read guidance note 5)</p>					
	Sat	12:00										23:00		
Sun	12:00	23:00												

G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 2)	
Day	Start	Finish	Indoors	Outdoors
Mon				
Tues				
Weds				
Thurs				
Fri				
Sat				
Sun				

H

Anything of a similar description to that falling within (e), (f) or(g) Standard days and timings (please read guidance note 6)			Please provide a description of the type of entertainment you will be providing					
Day	Start	Finish						
Mon			Will this entertainment take place indoors or outdoors or both please tick (please read guidance note 2)	Indoors				
				Outdoors				
Tues				Both				
Weds				Please give further details here (please read guidance note 3)				
Thurs								
Fri			State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or(g) (please read guidance note 4)					
Sat								
Sun						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 (please read guidance note 5)		

Provisions of facilities for making music Standard days and timings (please read guidance note 6)			Please give a description of the facilities for making music you will be providing		
Day	Start	Finish			
Mon			Will the facilities for making music be indoors, outdoors or both – please tick (please read guidance note 2)	Indoors	
				Outdoors	
Tues				Both	
Weds			Please give further details here (please read guidance note 3)		
Thurs					
Fri			State any seasonal variations for the provision of facilities for making music (please read guidance note 4)		
Sat					
Sun			Non standard timing. Where you intend to use the premises for provision of facilities for making music entertainment at different time to those listed in the column on the left, please list (please read guidance note 5)		

J

Provision of facilities for dancing Standard days and timings (please read guidance note 6)			Will the facilities for dancing be indoors or outdoors or both – please tick (see guidance note 2)	Indoors Outdoors Both		
Day	Start	Finish				
Mon			<u>Please give a description of the facilities for dancing you will be providing</u>			
Tues						
Weds					<u>Please give further details here</u> (please read guidance note 3)	
Thurs						
Fri			<u>State any seasonal variations for providing facilities</u> (please read guidance note 4)			
Sat						
Sun					<u>Non standard timings. Where you intend to use the premises for the provision of facilities for dancing entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 5)	

K

Provision of facilities for entertainment of a similar description to that falling within I or J Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment facility you will be providing		
Day	Start	Finish			
Mon			Will the entertainment facility be indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	
				Outdoors	
Tues				Both	
Weds			Please give further details here (please read guidance note 3)		
Thurs					
Fri			State any seasonal variations for the provision of facilities for entertainment of a similar description to that falling within i or k (please read guidance note 4)		
Sat			Non standard timings. Where you intend to use the premises for the provision of facilities for entertainment of a similar description to that falling within I or J at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sun					

L

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – please tick (please read guidance note 7)	Indoors	
Day	Start	Finish		Outdoors	
Mon	17:00	23:00	State any seasonal variations (please read guidance note 4)	Both	x
Tues	17:00	23:00			
Weds	17:00	23:00			
Thurs	17:00	23:00			
Fri	12:00	23:00		<u>Non standard timings. Where the club intends to use the premises for the supply of alcohol at different times from those listed in the column on the left, please list</u> (please read guidance note 5) Christmas Eve – 12:00 – 00:30 New Years Eve – 12:00 – 01:00	
Sat	12:00	23:00			
Sun	12:00	2300			

O

Describe the steps you intend to take to promote the four licensing objectives

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

b) The prevention of crime and disorder

Due to the premises remote location
As a club we intend to become members of pubwatch, provide training to all our staff and volunteers.
Have CCTV on the building
Have shutters on the windows.
Appropriate lighting will be installed for customer safety when leaving the premises in the hours of darkness.

c) Public safety

Fire safety
As the clubhouse is a new build we have to be compliant with current building regulations which have to be approved by the appropriate body.
Once the building is completed a fire risk assessment will be carried out, a “responsible person” will be identified, they will look at how the building is being used in order to provide and maintain adequate and sufficient general fire precautions.

d) The prevention of public nuisance

We will display notices, reminding members to leave the premises quietly in order to protect the peace in the local surroundings.

e) The protection of children from harm

All under 18's must be accompanied by a responsible adult

As an affiliated member of the Sheffield and Hallamshire FA we are required to have a child-welfare officer contact details of this person will be displayed within the club.

All volunteers working within the club are required to be CRB checked.

Please tick ✓ yes

- I have made or enclosed payment
- I have enclosed the plan of the premises
- I have sent copies of this application and the plan to the responsible authorities and others where applicable
- I have completed and enclosed the club declaration and enclose a copy of the club rules
- I understand that I must now advertise my application
- I understand that if I do not comply with the above requirements my application will be rejected

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 3 – Signatures (please read guidance note 10)

I (*Insert full name*) Hannah Ainley make this application on behalf of the club and have authority to bind the club

Signature.....

Date...03/07/2017

Capacity... Club secretary

Address for correspondence associated with this application (please read guidance note 11)

Mrs H Ainley,
47 Sude Hill,
New Mill,

Post town Holmfirth

Post code HD9 7BS

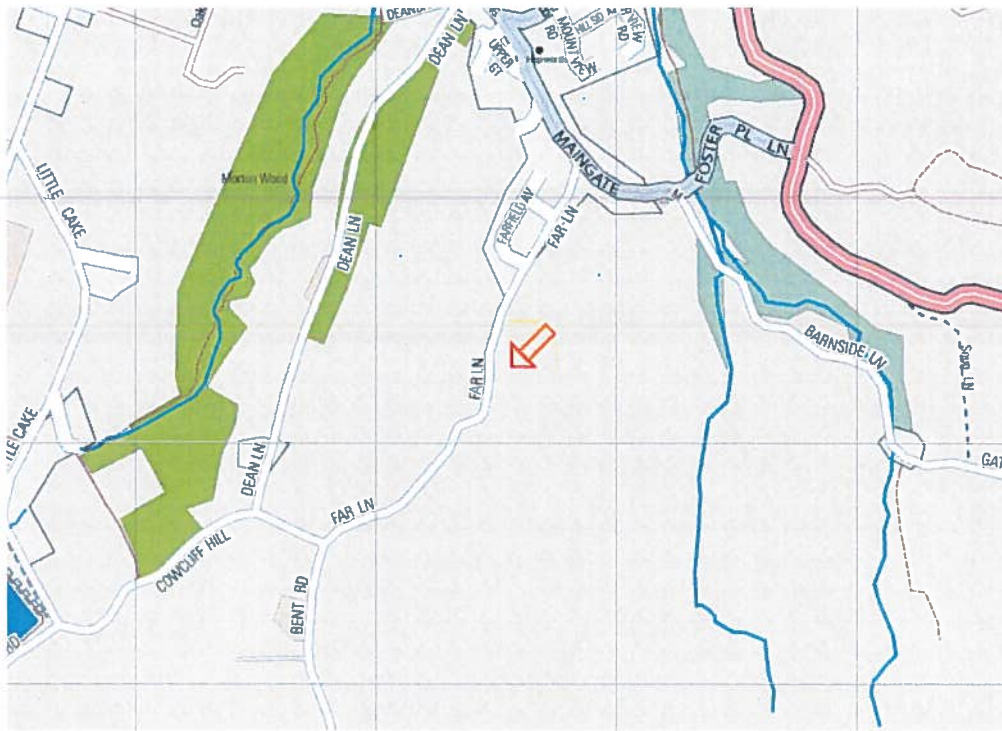
Telephone number (if any) 07548 431425

If you would prefer us to correspond with you by email your email address (optional)

om

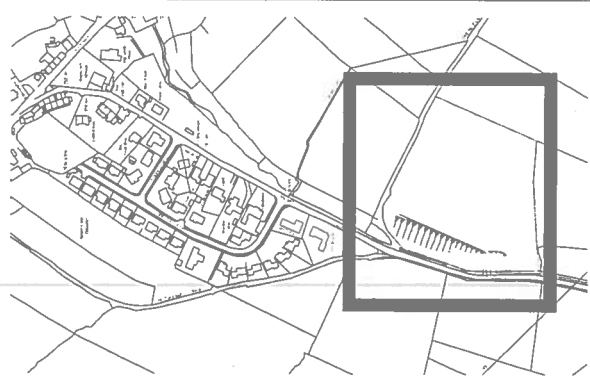
Notes for Guidance

1. 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 for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate. Indoors may include a tent.
3. For example the 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.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a day e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week you when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises please tick on, if you wish people to be able to purchase alcohol to consume away from the premises please tick off. If you wish people to be able to do both please tick both.
8. 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, the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicants agent (for example solicitor) may sign the form on their behalf provided they have the authority to do so.
12. Where there is more than one applicant, both applicants or their respective agents must sign the application form.
13. This is the address we shall use to correspond with you about this application.



©
COPYRIGHT
RESERVED

All work to be carried out in accordance with Building Regulations and the requirements of the Local Authority. The Contractor shall check all dimensions on site before commencement of work. No dimensions to be scaled off this drawing.

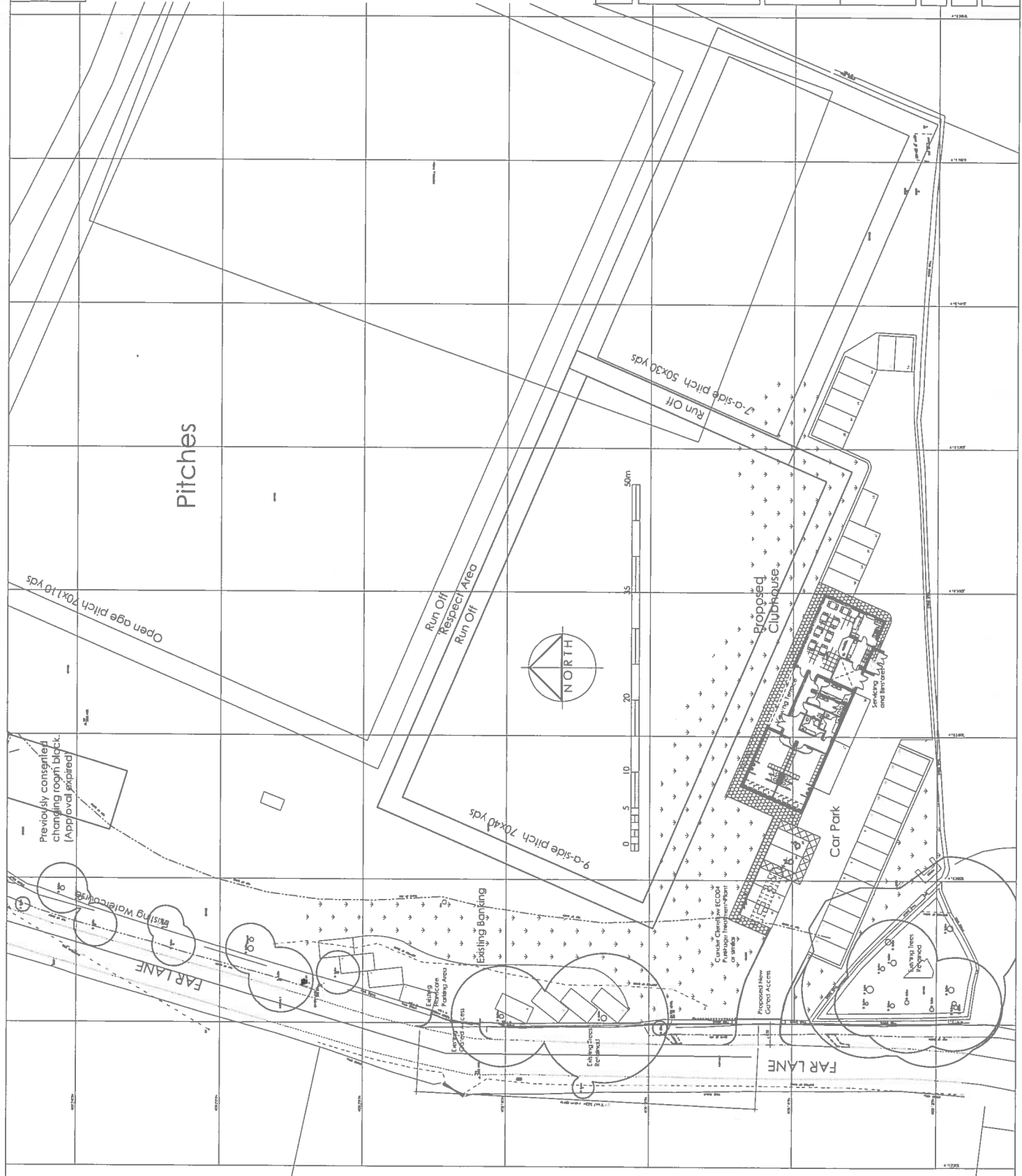


DATE: 11.04.14
SCALE: 1:500
PROJECT NO: 1394



Hepworth United FC
Clubhouse Redevelopment
Proposed Site Plan
Outline Sketch Scheme

DRAWING TITLE		PLANNING	
SCALE	DATE	BY	APPROVED
1:500	11.04.14	BLH	RAH
DRAWING NO	SHEET NO		OF
1394	60		G



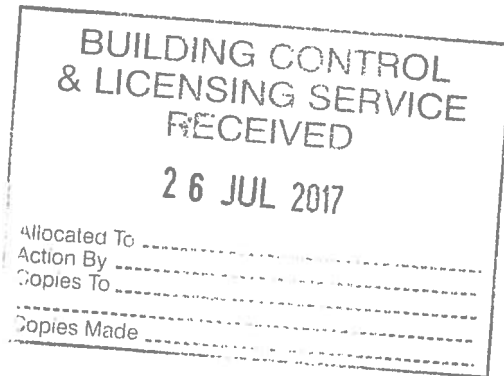
Appendix 2

Mark Scaramuzza

From: Diana <rosalind@bt.com>
Sent: 26 July 2017 20:11
To: Licensing
Subject: Ref SE 16277 06154

Regarding the application to sell alcohol at the new sports club at Far Lane, Hepworth from Monday to Thursday 5pm to 11pm and fridays to Sunday's from 12 noon until 11pm. I object.
I keep 3 horses directly opposite the club and fear trespass on my property by inebriated people. Also I require access onto Far Lane with my horse trailer at all times both. I feel the noise and possibly fireworks etc will be very disruptive and conducive to this conservation/green belt area of Hepworth. Unlike Hade Edge FC which is away from housing Hepworth is close by and when planning was agreed the licensing was addressed and was minimal not like the application.
If you wish to see my premises please contact me.

Sent from my iPhone



Jordan Barrett

From: laithestones - laithestones@hplbarrett.com
Sent: 30 July 2017 15:42
To: Licensing
Subject: re application by Hepworth Football Club

I am writing to voice my objection to the granting of a licensing certificate to Hepworth Football Club for the hours requested. When the football club was seeking planning permission we were led to believe that the new club house would be there for better facilities after matches on a Saturday and Sunday and it would be locked up by 11pm. To now see that it could be open from 5pm each day is a concern and is surely not needed. Most of the traffic would have to come up Far Lane which is narrow and just before it meets Main Gate there is no room for cars to pass each other. This means cars have to either reverse or back into people's drives. I would suggest that this is an issue of public safety especially as people could potentially have been drinking for six hours. Particularly at weekends Far Lane is busy with walkers, cyclists, children, families, horse riders. The direct impact is the increase of traffic to the Football club which would lead to a reduction of public safety both through the village and up Far Lane for all concerned. Margaret Wilson

Jordan Barrett

From: Judith Hurcombe <judith.hurcombe@gmail.com>
Sent: 31 July 2017 22:04
To: Licensing
Subject: Hepworth United Football Club

I am emailing you to ask you to reject the application for the above. My objections are on the following grounds:

- this application is under the guises of a football club but in reality this application, and the planning application before it, are to seek approval for a public house by other means
- Hepworth already has a perfectly good pub which serves the need of the village and the surrounding areas. To grant this licence will undermine an existing business by providing competition and have a detrimental impact on the Butchers Arms as one of the focus points for our community. I am not connected to the pub in any way but we spent some time without a functioning pub in this village, and it will be jeopardised by the opening of a second pub. I ask councillors to consider the CAMRA research that shows 29 pubs per week are closing
- to approve this application will be to ruin the peace and quiet of this corner of Hepworth, notwithstanding comments I make below about current activities on the site
- Why should this end of the village be subject to persistent and alcohol related noise? Currently the noise is limited to what one might expect of a quiet residential area, of the occasional car, animal noises from nearby fields, general wildlife sounds and people walking their dogs.
- The level of foul language and profanity heard by those of us who have the misfortune to be in our gardens is bad enough when a football match takes place, as no effort appears to be made by the club to have any consideration for the people who live here by curbing the effing and blinding that is persistent when a match is on. I have serious concerns that approving a licence will make this situation much worse by a. Having a much greater use of the site by a wider use of people and b. Those using the site will be alcohol-fuelled in their use of offensive language
- Noise will also stem from driving and parking both from the site and onto Far Lane
- there is no consideration by drivers visiting the club now for other users of Far Lane. The parking is terrible, usually inconsiderate, and with little due regard for anyone else who may need to drive by. Inconsiderate parking spills onto Farfield Avenue, including making ingress and exit into private driveways difficult. Asking users of the site to move their cars often results in a tirade of abuse. This would only worsen if a licence is approved.

I urge you to think of those of us who live here and not grant this application

Judith Hurcombe
30 Farfield Avenue
Hepworth

Licensing

From: A&M Fenwick amfarwx2@talk.com
Sent: 27 July 2017 22:15
To: Licensing
Subject: Hepworth Football Club

Re Application for the grant of a club premises certificate in respect of premises known as:

Hepworth United Football Field, Far Lane, Hepworth

Dear Sirs

As local residents in Far Lane we think that the proposed hours of opening are excessive and are more than were originally presented in the planning application.

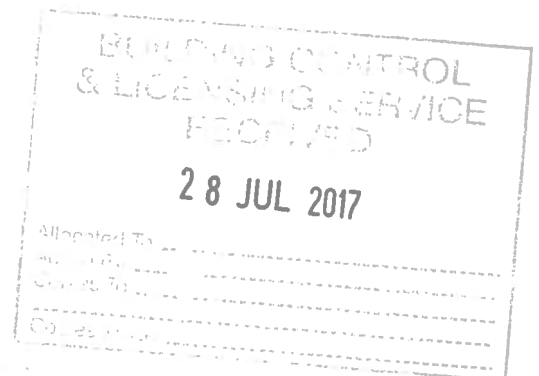
This site was rejected twice by Kirklees Highways Department on the grounds of safety but their decision was overridden by the Planning Dept and Kirklees Councillors.

Far Lane is in the Green Belt, it is a narrow lane with dangerous bends, without pavements or street lighting and not in the 30mph speed limit. There will be a large increase in the amount of traffic during these opening hours which is likely to affect the safety of the public, both drivers and pedestrians. As there are several junior football teams using the field the safety of these children should also be taken into consideration.

Yours sincerely

Alan & Mary Fenwick

Sent from my iPad



Licensing

From: Dorothy McIntosh dorothy.mcintosh@talktalk.net
Sent: 28 July 2017 08:56
To: Licensing
Subject: application for sale of alcohol at Hepworth Football club, Far Lane, Hepworth Grid ref SE1627706154

As a nearby resident I wish to object to the length of the length of the opening hours proposed. 23.00 is too late on all days except Saturdays and from 12.00 on Fridays is not necessary ,no football played on Friday afternoons.

This application sounds like one for a public house not a sports facility.

MRS Dorothy McIntosh,
6 Far Field Avenue,
Hepworth,
Holmfirth

BUILDING CONTROL & LICENSING SERVICE RECEIVED	
28 JUL 2017	
Allocated To .....	.....
Allocated By .....	.....
Copies To .....	.....
Copies Made .....	.....

Jordan Barrett

From: martin warriner <martin.warriner@hepworth.com>
Sent: 31 July 2017 11:08
To: Licensing
Subject: Hepworth United Football Field,Far Lane,Hepworth, Grid Ref SE 16277 06154

I wish to object to the above application on the grounds of excessive hours of opening - 7 days per week/4 days, 6 hours per day & 3 days, 12 hours per day. This will turn this sports club in to a pub in a green belt field. There will be only very limited on site parking. Far Lane has been consistently condemned by Highways - particularly for on street parking. The opening times should be curtailed to the football playing times.

Martin Warriner
Far View,Far Lane,Hepworth,HD9 1TL

Jordan Barrett

From: martin warriner <martin.warriner@barnet.gov.uk>
Sent: 31 July 2017 11:43
To: Licensing
Subject: Hepworth United Football Field, Far Lane, Hepworth, Grid Ref SE 16277 06154

Permission for the erection of this building was somehow passed regardless of Highways definite objection & many more objections. Sport was the main reason for the turnaround!! People living nearby are subjected to the noise, language & excessive car chaos on Far Lane & side roads.

I feel very strongly that I do not want this disturbances continuing in to the night.

I think it is very unfair for people who bought property to live in a rural green belt environment to have what is going to be a busy social club plonked at the bottom of their garden. Sport is what swayed the original decision and the licensing hours should be restricted to times of these sporting events & if required, application made for special functions.

Patricia Warriner
Far View, Far Lane, Hepworth, HD9 1TL

Jordan Barrett

From: Val Osborne <val@joc.co.uk>
Sent: 30 July 2017 14:34
To: Licensing
Subject: Hepworth United Football Club - Application for Licence to Sell Alcohol

Dear Sirs,

I wish to object to the application by Hepworth United Football Club's for a Licence to sell alcohol on the grounds detailed by my husband Jim Osborne in his report just sent.

Please acknowledge safe receipt.

Best wishes

Val Osborne
1 Far Field Avenue
Hepworth
Holmfirth
West Yorkshire
HD9 1TT

Tel 01484 687107
Email val@joc.co.uk

The original message was scanned by Norton Antivirus software that is maintained through automatic updates. It was, therefore, virus-free on leaving JOC.
The information in this email is confidential and may also be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the intended recipient named above, you must not read, use or disseminate the information.

Jordan Barrett

From: Jim Osborne <jim@joc.co.uk>
Sent: 30 July 2017 14:30
To: Licensing
Subject: Hepworth United Football Club - Application for Licence to Sell Alcohol
Attachments: Hepworth Football Club Licence Application - Comments from Jim Osborne.pdf

Dear Sirs,

Please find attached in the form of a pdf file my objections, comments and supporting evidence about Hepworth United Football Club's application for a Licence to sell alcohol.

Whilst at first sight it is apparently bulky, the volume is substantially supporting evidence to back up basic statements in the objection.

Please acknowledge safe receipt.

Best wishes

Jim Osborne
1 Far Field Avenue
Hepworth
Holmfirth
West Yorkshire
HD9 1TT

Tel 01434 862057
Mobile 07802 883034
Email jim@joc.co.uk

The original of this email was scanned by Norton Antivirus software that is maintained through automatic updates. It was, therefore, virus-free on leaving JOC.

The information in this email is confidential and may also be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the intended recipient named above, you must not read, use or disseminate the information.

1. INTRODUCTION

1. This document provides specific objections and comments with supporting evidence relating to the application by Hepworth Football Club for a licence to sell alcohol at their football field on Far Lane, Hepworth.
2. It seeks to ensure that the decision on the licence application supports the outcome of a hotly disputed planning application that resulted in specific planning conditions designed to "protect residential and visual amenity, highway safety, the protection of the openness and character of the Green Belt".
3. It is accompanied by several documents, originally produced during the planning process and sent to the Strategic Planning Committee, as evidence of the unreliability of certain claims being made by the applicant and included in the Planning Officer's Report(s) specifically:
 - ✓ *The development would provide a valuable "community hub" that was needed by the village following decline in recent years;*
 - ✓ *the future viability of the Football Club was critically dependent on bar sales.*

2. SUMMARY

1. The author objects to the application of any licence for the regular sale of alcohol on the site. To approve the application would be inconsistent with the numerous planning conditions included to control the routine activities on the site to those of a football club, not a sports and social club, which was the scope of the original planning application.
2. The planning decision, however, recognises the wider social needs of the club in permitting up to 12 social events per year, each of which would be subject to separate application for consent. The author does not object to the sale of alcohol for those special events through the issue of a special licence for each event.
3. It is very hard to reconcile this licence application with both the conditions of the planning consent and the assurances given by the club to local residents during the planning process about the scope and frequency of activities on the site.
4. The application for the alcohol licence in itself reinforces concerns that once the new facility is up and running the club will seek to expand progressively its non-football activities.
5. The village does not need any new venue licenced to dispense alcohol at subsidised prices. There are enough options to buy alcohol already with the Butchers Arms, Hepworth Village Hall and several other pubs in nearby villages.
6. Noting that the mode of travel to the Far Lane site will be almost wholly by car, it would be safer and better for community life all round if those who have a need to "socialise over a pint" after some activity on the site, leave without any alcohol in their blood and fulfil that need by visiting and supporting a local village pub en-route back home....as they have been doing for the past 2 years.

3. BACKGROUND

3.1. The Sports and Social Club

1. Prior to the building of the new clubhouse up Far Lane, Hepworth United Football Club was based in an existing building in the centre of the village, as illustrated in Fig. 1.
2. As the name on the sign indicates, the building historically fulfilled two separate roles for two distinct groups of people:
 - ✓ *As a sports club, it was the home of Hepworth United Football Club.*
 - ✓ *As a social club, it provided facilities for local residents and others, who may or not have any interest in football, to meet together as "social" members.*

Licence Application by Hepworth United Football Club

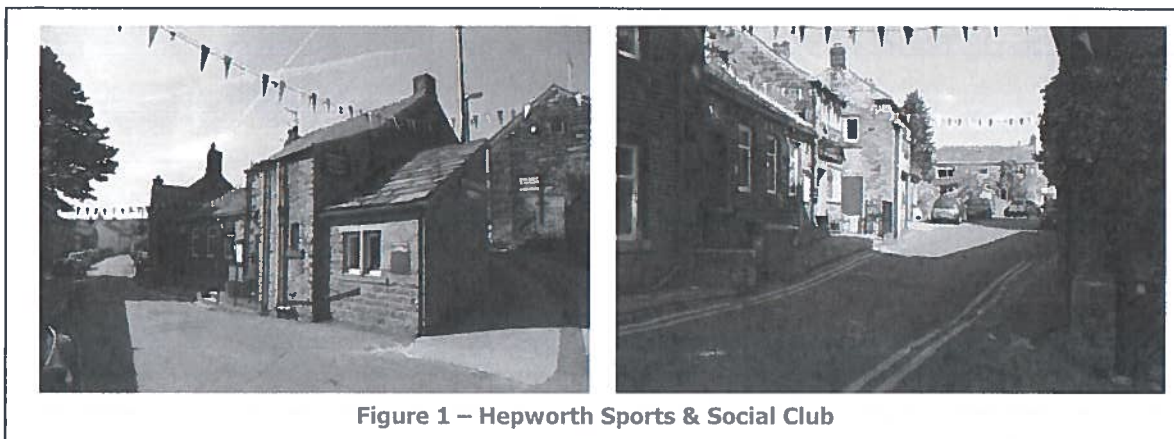


Figure 1 – Hepworth Sports & Social Club

3. Looking at the frontage, the whole of the downstairs was essentially for social purposes. The bar and lounge to the left of the entrance door, toilets to the right of the door and kitchen in the single storey extension to the right. Sports facilities (changing rooms, showers) were predominantly upstairs. Clearly the social facilities were also used by players after training sessions and matches.
4. As a social club, the venue was open several evenings per week for members to 'pop in for a drink and a chat' or meet weekly to play bridge, dominoes or similar. Over recent years the demand for the social facility has dwindled dramatically resulting in the frequency of opening being reduced. This is explained substantially by the fact that:
 - ✓ *the majority of playing members of the Football Club are not now resident in Hepworth and travel by car for scheduled matches and practice events, and*
 - ✓ *the development of other social venues in the centre of the village, notably Hepworth Village Hall and the village pub, The Butchers Arms.*
5. The applicant has acknowledged that it will be more difficult for village residents to get to the new facilities that are outside the main village. The historical social role of the clubhouse, therefore, will no longer be relevant to the new facility up Far Lane.

3.2. The Planning Application

1. Local residents have broadly supported the idea of Hepworth Football Club having new changing facilities and to a lesser extent the ability to offer refreshments to visitors and players.
2. However, it was evident from the initial planning application in 2014 that the club sought to build a much enlarged sports and social facility, clearly replicating and potentially extending the outdated "business model" that existed in the village. This perception was reinforced by:
 - ✓ *The scale of the development...at that time the proposed club room and bar was referred to by local residents as "The 70 Seater Restaurant" with more than 60% of the total floor area associated with social activity as distinct from sports activity, e.g. changing facilities*
 - ✓ *reference in a presentation of plans in September 2014 to the potential for future use of the facilities by local schools and offering refreshments to passing cyclists.*At that time, therefore, there were clear intentions to capitalise on the social facility for non-football activities.
3. There was a huge reaction by local residents to the scale and nature of this development, particularly in terms of:
 - ✓ *The size of the building and the characteristics of its design*
 - ✓ *The future impact on Green Belt land of high amenity value*
 - ✓ *The impact on highway safety in a village plagued by parked cars and Far Lane being more of a country lane than a road.*

Licence Application by Hepworth United Football Club

- ✓ *Use of the facility for commercial activities beyond the core activity of the football club.*
4. The residents' perceptions and concerns were echoed by the Highway Officer in his comments on the application dated 3rd October 2014:

"The size of the proposed club room remains highways main concern with this proposal. It is still considered to be sufficient in size to be a use and destination in its own right likely to result in intensification in the use of a sub-standard highway, and an increase in on street parking which is considered to be to the detriment of highway safety"
 5. Over several iterations and planning consultations the design was substantially revised, the building footprint and size of clubroom reduced and numerous planning conditions were included to address recurring objections from residents.
 6. The application went to the Strategic Planning Committee for approval in December 2014 and members were unanimously inclined to reject it. However, led by the chair, the outcome was a deferment. The application was resubmitted several weeks later and after lengthy debate approved in late January 2015.
 7. Please note the scale of local objection to the development is documented in committee briefing papers, as follows:

Meeting Date:	December 2014	January 2015
No. of Supporters	47	48
No. of Objectors	188	201

3.3. Misleading Evidence

1. Local residents were and still are very anxious about the clubhouse becoming, as the Highway Officer said, "a *destination in its own right likely to result in intensification in the use of a sub-standard highway*".
2. Within the planning process the author collected and analysed evidence to test the accuracy and reliability of certain claims being made by the applicant and included in the Planning Officer's Report(s) to the Strategic Planning Committee, specifically that:
 - ✓ *The development would provide a valuable "community hub" that was needed by the village following decline in recent years;*
 - ✓ *The future viability of the Football Club was critically dependent on bar sales.*
3. Accompanying this document are 2 reports that were created for and sent to all Strategic Planning Committee members in December 2014 and January 2015. The report on the value of the club to the community was supported with a 3 minute presentation to the Committee on 11th December 2014. The transcript of that presentation is also attached.

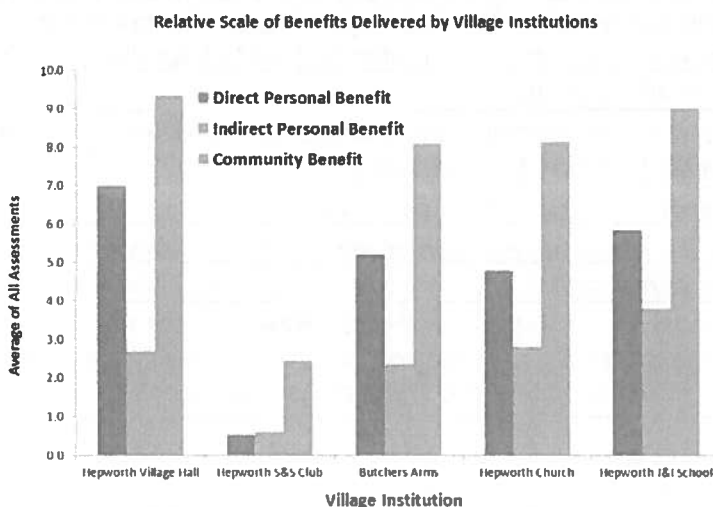


Figure 2 - Relative Value of Club to Village Residents

Licence Application by Hepworth United Football Club

4. A community survey was used to assess the relative value of the club against other venues and centres of social activity in Hepworth, most of which have been enhanced and expanded in recent years. Fig. 2 above, extracted from that report, illustrates how little those surveyed assessed the relative value of Hepworth Sports & Social Club in the village. This conclusion is, of course, consistent with the decline of social activity in the club over recent years.
5. In October 2014, the Club sought to emphasise its financial dependency on bar sales to justify the inclusion of the clubhouse within the proposed development, noting that 91% of income came from that source. Indeed, for the Sports and Social Club that was the case but it was used to infer that the football activity would not be viable without this level of income from the bar.
6. The financial analysis detailed in the attached report, however, established that:
 - ✓ *over the 4 year period 2011 – 2014, the total contribution from bar sales towards the cost of FOOTBALL activities was nearer £39k (the Gross Profit from bar sales) than the £114k (the Sales Income from bar sales), as inferred by the club's documentation;*
 - ✓ *the remaining £75k of bar income was required to purchase goods for sale over the bar (Cost of Goods Sold) and it would be more accurate to conclude that bar income was critical to sustaining the SOCIAL activities of the club....not the football activities...through the sale of alcohol to members below market prices.*
 - ✓ *without any bar income whatsoever the shortfall in funding for FOOTBALL activities alone could be made up by increasing club membership fees by only £1 per week.*
7. In summary, the attached research and analysis conducted during the planning process showed that the Club's perception of added value to the local community and its dependence on bar income for sustaining football activities was incorrect.
8. Having had the planning application approved, however, the Club is, in fact, in a position to use the Clubhouse to generate substantial income from the sale of meals, drinks and other refreshments. The issue is whether or not the range of drinks being offered for sale should include alcoholic options.

3.4. Specific Planning Conditions

1. It is the author's perception and understanding that the Planning Conditions have sought to provide a degree of security and protection for local residents through controlling the activities of the Club to those only relevant to the activities of a football club, not a sports and social club. So, the clubhouse would provide refreshments when there are matches, training sessions and management meetings, for example, but not for regular use solely by "social members" when there are no football related activities ongoing, i.e. it is not a private members drinking club.
2. It is assumed that those deciding upon this application will examine the planning conditions in detail to inform their decision.
3. Attention is drawn to 3 conditions in particular.
 - ✓ *Condition 7 – Hours of operation of the site for the reason "In the interests the protection of residential amenity and highway safety and to accord with Policies...."*
 - ✓ *Conditions 16 & 17 - Scope of activities allowed on the site for the reason "In the interests the protection of residential and visual amenity, highway safety, the protection of the openness and character of the Green Belt" and to accord with Policies...."*
4. Condition 16 states that:

The hereby approved clubhouse facility shall not be brought into use until details of the nature and frequency of any proposed activities and events on the application site ... which are ancillary to the use of the playing fields and operation of the associated

Licence Application by Hepworth United Football Club

clubhouse facility, has been submitted to and approved in writing by the Local Planning Authority. The development shall only be used for activities and events ancillary to the use of the playing fields, and operation of the associated clubhouse facility in accordance with the details approved and shall be limited to a maximum of 12 activities/events per calendar year.

It is understood that this condition relates to "special events" outside the weekly/routine football activities and will be determined (authorised) as and when they are proposed, e.g. by special licence.

5. Condition 17 states that:

(The site) ...shall be used only in accordance with the scheme approved under condition 16 or as an Association Football Ground and associated Clubhouse (Class D2) and for no other purpose...

It is understood that this condition relates to the weekly/routine football activities of the club.

4. DETAIL OF OBJECTIONS TO THE LICENCE APPLICATION

4.1. Scope of Licence Application

1. The hours quoted in the application indicate potential usage of the site:
 - ✓ *use of the clubhouse to sell alcohol every day of the week from 5pm to 11pm*
 - ✓ *use of the clubhouse to sell alcohol from 12 noon to 11pm on Friday, Saturday and Sunday.*

4.2. Flying in the Face of Evidence

1. This application implies that the football club sees the clubhouse being used for activities beyond that envisaged by the planning consent. It projects a belief that the club still considers itself to be a sports and social club that requires a substantial income from the bar to sustain the activities of the club.
2. It ignores:
 - ✓ *evidence over recent years of the decline in demand for the social function of the earlier Sports and Social Club located in the centre of Hepworth;*
 - ✓ *the relatively small perceived value of the club in the village, which suggests that the new facilities will not be used much by village residents for anything other than football;*
 - ✓ *the financial analysis that shows 65% of bar income was required to purchase goods for sales over the bar with only 35% being available for funding football activities;*
 - ✓ *opportunities for creating significant amounts of new income from the sale of a variety of non-alcoholic drinks and refreshments to spectators, players and officials during and immediately after matches and training sessions, something that was not feasible historically*
 - ✓ *the planning condition to vacate the site by 11pm as it will be permissible to buy an alcoholic drink at 10:59pm.*

4.3. Usage of the Site

1. Towards the latter part of the planning process the Club were at pains to reassure the local residents that usage of the site would not change from current patterns. Attached is an extract from a letter to the author to that effect and the grid below attempts to summarise when different activities have taken place. The grid is limited in communicating the full usage of the site and the reader is advised to read the attached letter to get a more reliable understanding.

Licence Application by Hepworth United Football Club

Matches Training Social

	Morning	Afternoon	Evening
Monday			
Tuesday			
Wednesday			
Thursday			
Friday			
Saturday			
Sunday			

2. Additionally, for example, the letter states:

"The use of the field is not expected to change from its current levels "

"No one will ever have the need to train at Far Lane under floodlights "

"We intend to open the clubhouse for players, parents and supporters whilst ever the pitches are in use".

Social use on Tuesday and Friday evening is usually no more than 12 people, playing cards on Tuesday and social gathering on Friday.

3. Note the social use of the Clubhouse on Tuesday evening for social members to play cards is a clear example of an activity that is not related to football and what the Highways Officer referred to as the use of the "clubhouse as a destination in its own right". What is to stop any other special interest group signing up for social membership to secure a venue with bar facilities at subsidised prices to facilitate their interest or fulfil the occasional need for a venue? It would be very hard for the Club to decline such an opportunity.
4. The times quoted in the licence application do not reconcile with the assurances given in and expectations created by this letter and planning conditions. So, for example,
- ✓ *Why is a licence needed to cover every day of the week until 23:00?*
 - ✓ *Why is a licence required on Friday from 12 noon when there is no clear statement in the letter for use of the site that day for football activity?*
 - ✓ *If football activities are essentially limited to daylight hours during autumn and winter and most footballers nowadays come from outside the immediate locality, who is in need of alcoholic drinks each night of the week and what will they be doing until 11pm other than consuming alcohol before jumping in their car and exiting onto an unlit country lane to set off home?*

4.4. Inability to Control or Regulate against Prescribed Conditions

1. The author is concerned and can foresee that if the licence application is approved it will provide both the opportunity and encouragement for the club to use the clubroom to generate increased income from non-football related activities in contravention of planning conditions. Indeed, it is almost guaranteed that this particular concern of local residents and the Highways Officer will materialise over time. Note the evidence of "disconnection" between the times on the alcohol licence application and the planning conditions and personal assurances given during the planning process.
2. Once the licence is issued, if this scenario unfolds, then it will be impossible to reverse that "mission creep" without creating conflict and ill feeling arising between residents and the Club whose members are essentially from outside and have little interest or stake in the local community. Additionally, because of limited resources within the council, it is unlikely that residents will be unable to rely on any continued / sustained support from the council to enforce their various planning and licencing controls.

4.5. Impact on Other Local Businesses

1. Note that for the last 2 years the club has been without a clubhouse as both a facility and source of income. The footballers have fulfilled their need for "socialising over a pint" by visiting the Butchers Arms in the village. This has helped secure the tenure of a highly valued social venue in the village, as shown in Fig. 2. Approval of the licence would invariably impact on the income of that business.

Licence Application by Hepworth United Football Club

2. The village does not need any new venue licenced to sell alcohol at subsidised membership prices. There are enough options to buy alcohol already with the Butchers Arms, Hepworth Village Hall and several other pubs in nearby villages, all of which are continually under threat of closure. Better to support and sustain the tenure of existing outlets with demonstrably high community value than deplete their customer base for the parochial interest of a few members of a club that is much less valued in the community.

4.6. Highway Safety

1. Far Lane is essentially a country lane, not a road. At the bottom of Far Lane below the junction with Far Field Drive, the road rapidly reduces in width to a single lane and residents often have to stop/reverse their cars to allow approaching traffic to pass. Additionally, this section of Far Lane is frequently used by local residents walking to and from the village, notably at night after a social event in the village. Locals know to take care in this zone but it is evident that people who are not local to Hepworth tend to drive through this zone with less care.
2. Exiting from the 2 exits from Far Field estate onto Far Lane in a car is a hazardous manoeuvre requiring great care because of the very short sight lines. The author has had several near misses with cars travelling at speed down Far Lane. It is more hazardous in winter.
3. The issue of highway safety was addressed by Planning Condition 18 requiring the Club to implement a Car Park Management and Routing Plan that ensures that people visiting the site avoid travelling through the village, specifically by approaching the football club from the south and turning left on exiting the site to return the same way.
4. Having noticed the driving behaviours of some footballers over the years, few local residents have any confidence that that approach will be effective, reliable and sustainable. For example, during the last 2 years there are still significant numbers of parents driving their cars up Far Lane on Sunday mornings to take their children to the young juniors training session.
5. The DAILY prospect of drivers setting off from the football club during the evening to travel down Far Lane and through the village in the dark and with illegal levels of blood alcohol is very frightening and not good for personal and community wellbeing over a period of time!

Submitted by: Jim Osborne

USAGE OF SITE - EXTRACTS FROM LETTER FROM DAVID BRENNAN TO JIM OSBORNE, 9TH JAN 2015

The use of the field is not expected to change from its current levels which are:

1. MATCHES

1. Played at weekends from around the first weekend in September to the last weekend in April. There are a very small number of evening games played in the early and late season as day light allows. The early season evening games are typically pre-season friendlies, and the late season games are the re-scheduling of games that have been cancelled earlier in the season due to adverse weather.
2. I can imagine that most weekends there will be games for the young juniors on Saturday and Sunday mornings. Open Age play Saturday afternoons and the older Juniors and Ladies team will play a game most, but not all, Sunday afternoons.
3. Each team has approx.. 12 home games a season. Ideally each pitch will be used only twice a week because to hold more games ruins the playing surface. You only need to look at the surface at Hade Edge for proof of that. We have access to other pitches around the Holme Valley and so DO NOT need to play every game at Far Lane.

2. TRAINING

1. Starts typically a few weeks before the matches start and is held outdoors whilst ever daylight allows. The open age and several junior teams will train at Far Lane but others will train on the pitches on which they play. Once daylight fails in an evening all squads train wherever they can find suitable facilities. No one will ever have the need to train at Far Lane under floodlights.
2. The very youngest age groups don't play games and will continue to train at Holmfirth High School on a Saturday mornings as they have done for the last 15 years to my knowledge
3. We will run a limited number of coaching sessions in the school holidays
4. Note, we intend to open the clubhouse for players, parents and supporters whilst ever the pitches are in use.

3. SOCIAL USAGE

1. Current social usage is as below....We do not expect this to change once the clubhouse is built.

Monday	- closed
Tuesday	- 8.30 to 11.15 for 6-12 social members to play cards
Wednesday	- football training night.
Thursday	- closed
Friday	- 8.00 to 11.30 for social members - 12 people average
Saturday	- 4.00 to 7.00 for after match socialising by Open Age
	- 8.30 to 11.15 for occasional social events
Sunday	- closed
2. I am aware that there will be a condition of closing the site by 11.00pm, the above is to show CURRENT usage. And we do not envisage more than a dozen Saturday social events a year. We have to apply for a specific license for these events and it is quite easy to control the amount of them

Dave (Brennan)

PLANNING APPLICATION 2014/91665 – HEPWORTH UNITED PLAYING FIELD

AN ASSESSMENT OF THE RELATIVE VALUE OF HEPWORTH SPORTS & SOCIAL CLUB TO THE LOCAL COMMUNITY

BACKGROUND

The Planning Officer's report projects Hepworth as a declining village that has lost several amenities in recent years (p.97) and implies that approval of the proposed development plans will deliver numerous benefits to the local community (pp. 105, 106, 108, 110, 111, 112, 121, 124) .

This perception is reinforced by the quote from Jason McCartney (p. 97) who states..."

"This would provide facilitieswhich will be of benefit to the community as a whole"

This is not only inaccurate but very misleading. The village is thriving and is recognised as a model of community, having come 2nd in a village of the year competition approximately 7-10 years ago and evidenced by the numerous activities that populate our daily lives in other places in the village.

Residents know that the club has over the last 40 years played a limited role in village life. It exists principally for the benefit of people who play football. Increasingly these people do not live in the village and do not engage with and support other village activities.

A limited survey has been carried out to put this in perspective and provide more reliable factual evidence on this matter. It shows the relative value of the club against other venues and centres of social activity in the village, most of which have been enhanced and expanded in recent years.

THE SURVEY QUESTIONNAIRE

A questionnaire was designed to assess to what extent the following 5 institutions in Hepworth have provided individual benefit and community benefit over the time residents have lived in the village.

Hepworth Village Hall
Hepworth Church

Hepworth Sports and Social Club
Hepworth Junior and Infant School

The Butchers Arms

THE QUESTIONS

Q1. How many years have you lived in the Hepworth?

Q2. Please indicate on a scale of 0 to 10 the **amount you and your family have benefited** from having the following institutions in the village over that period.

Q3. Similarly, please indicate to what **extent you have observed that the community as a whole has benefited** from having these institutions in the village.

RESULTS

The results of a numerical analysis are shown in Figures 1 to 5 below. They are provided by 43 residents, each of which on average has lived in the village for 30 years.

SUMMARY

1. The extent to which individuals have benefited from the Sports & Social Club was 0.5 to 0.7 compared to the other institutions that scored in the range 5 to 7 (ref Figure 1).
2. The extent to which the community has benefited from the activities of the Sports & Social Club was 2.5 compared to the other institutions that scored in the range 8 to 9.5 (ref Figure 1) .

**PLANNING APPLICATION 2014/91665 – HEPWORTH UNITED PLAYING FIELD
AN ASSESSMENT OF THE RELATIVE VALUE OF HEPWORTH SPORTS & SOCIAL CLUB TO THE LOCAL
COMMUNITY**

PERSONAL BENEFITS

- 3. 70% of residents got no direct benefit from Hepworth Sports and Social Club. (ref Figure 3)
- 4. The proportion of residents that assessed the level of direct benefit they have received from Hepworth Sports & Social Club to be 3 or more was only 5%, compared to 85% for Hepworth Village Hall. (ref Figure 2)

CONTRIBUTION TO THE WIDER COMMUNITY

- 5. 25% of people assessed that the village as a whole has not benefitted at all from having the Sports and Social Club in the village. (ref Figure 5)
- 6. 80% or more people assessed that 4 institutions benefitted the village as a whole to a level of 7 or more compared to only 3% of people seeing that degree of value from the Sports & Social Club. (ref Figure 4)
- 7. Approx. 75% of people assessed that Hepworth Village Hall and Hepworth J&I School are critical to community life in Hepworth. (ref Figure 5)

CONCLUSIONS

- 1. Hepworth Sports and Social Club plays a minor role in the life of individual residents and the contribution it makes to community life in Hepworth.
- 2. Hepworth is well provided with social facilities and community activities and will not benefit as a community from the proposed new facilities, as claimed in the planning application.
- 3. Other institutions provide residents with much higher levels of benefit and the Sports and Social Club are unlikely to divert residents into any new development located outside the village up Far Lane.
- 4. Those who will benefit most from the new development will be the members of the football club who increasingly live outside the village and travel to the club for football related activities...and then go home.
- 5. The loss of the Sports and Social Club’s residence in the village would have less impact than the loss of any of the other 4 institutions.
- 6. Statements and inferences contained in the Planning Officer’s report projecting a declining community and claiming future community benefits are inconsistent with the findings of this survey. Such statements and inferences should, therefore, not be taken into account when deciding upon the planning application.

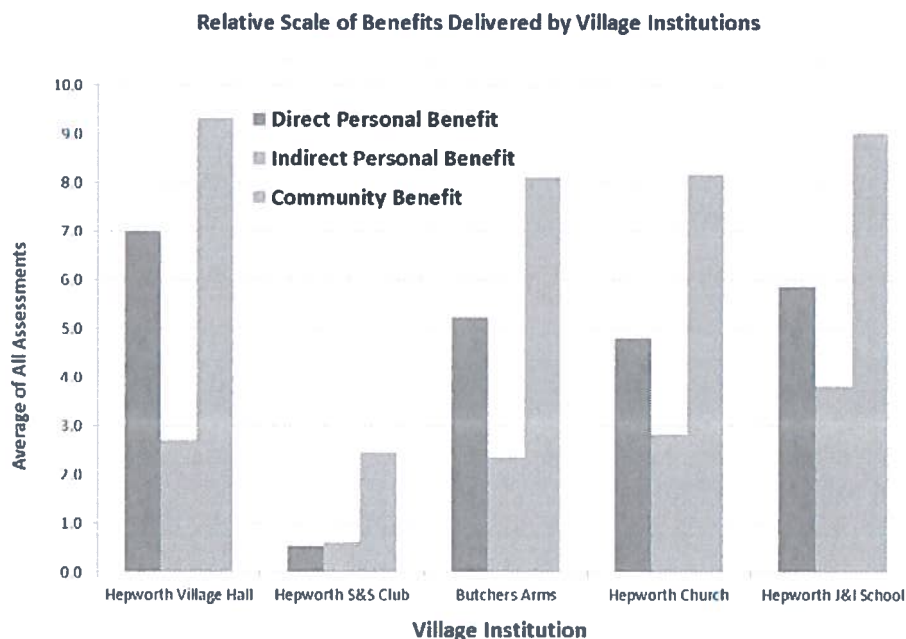


Figure 1 – Average of All Results

PLANNING APPLICATION 2014/91665 – HEPWORTH UNITED PLAYING FIELD
AN ASSESSMENT OF THE RELATIVE VALUE OF HEPWORTH SPORTS & SOCIAL CLUB TO THE LOCAL COMMUNITY

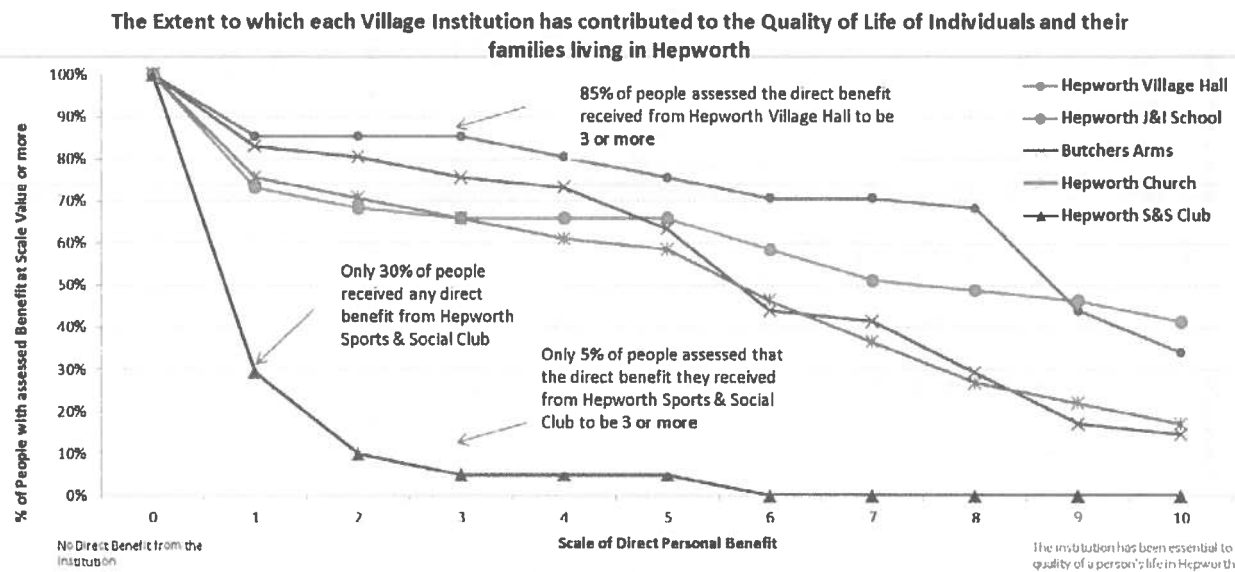


Figure 2 –Direct Personal Benefits – Cumulative Scores

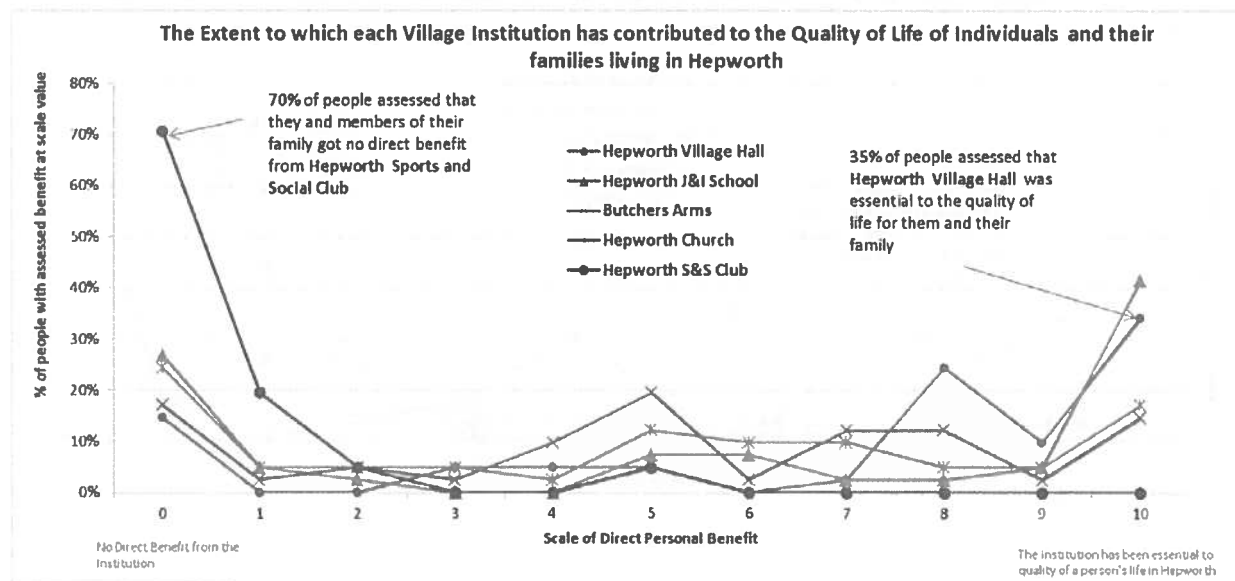


Figure 3 – Direct Personal Benefit – Distribution of Scores

PLANNING APPLICATION 2014/91665 – HEPWORTH UNITED PLAYING FIELD
AN ASSESSMENT OF THE RELATIVE VALUE OF HEPWORTH SPORTS & SOCIAL CLUB TO THE LOCAL COMMUNITY

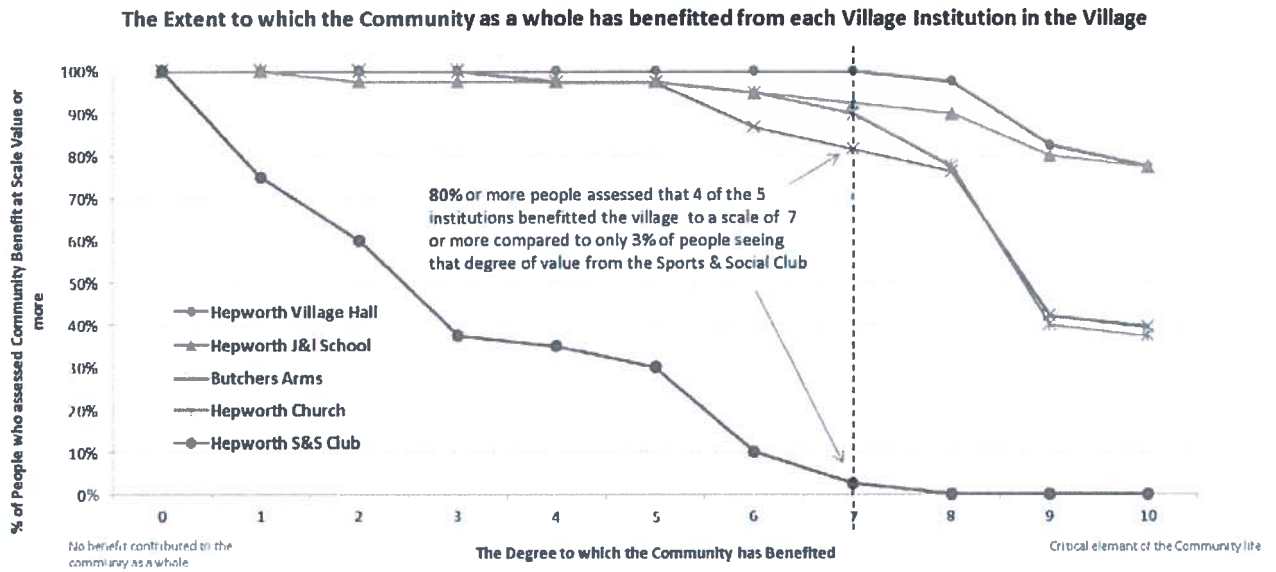


Figure 4 – Community Benefit

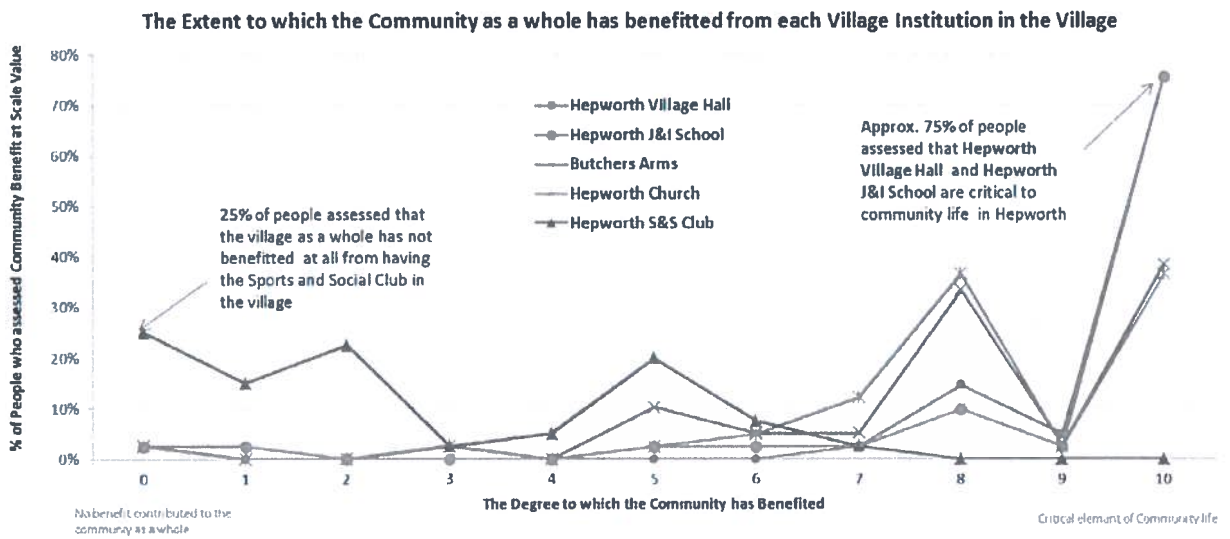


Figure 5 - Community Benefit

PLANNING APPLICATION 2014/91665 – HEPWORTH UNITED PLAYING FIELD

PRESENTATION TO PLANNING COMMITTEE 11TH DECEMBER 2014

BACKGROUND

My contribution today addresses only 1 issue. That is the unreliability of any claims that this proposed development will benefit the local community.

This is a serious concern for residents as the Planning Officer has been persuaded by these claims to set aside Green Belt policy and the recommendation of the Highways Officer to reject the proposal.

Today you have before you both his report and supplementary evidence from me about the current social infrastructure in Hepworth and the results of a recent community survey.

Let's look at what the Planning Officer's report says about Hepworth.

Firstly, it infers that Hepworth is a village in decline where "*shops have closed over recent years*" p98.

I can tell you that the last shop closed about 20 years ago and the Post Office about 10 years ago.

Secondly, on 9 occasions thereafter it claims that the development will bring benefits to the local community. (pp. 103, 105, 106, 108, 110, 111, 112, 121, 124).

On p. 105, for example, you will see the following phrase

"The new clubhouse and realigned playing fields is also considered to represent a community facility for the residents of Hepworth and the wider community."

Thirdly, there are multiple references to the need for and the value of having a "Community Hub".

Members of the Planning Committee... Do you get any impression from my supplementary evidence that Hepworth is a village in decline or is in need of additional social facilities AND a Community Hub?

I trust not.

Clearly, those who have briefed the Planning Officer have very little understanding of the diversity of life in our village. They cannot have seen, as I trust YOU now can, that Hepworth already has multiple highly valued institutions. And, most importantly, they do not understand that it is the village itself, supported by these institutions, that IS the Community Hub.

But community is more than that. It is also fuelled by the multitude of chance meetings that happen every day as people take a stroll, walk their dog or run along the lanes and footpaths in and around the village. They stop, they chat, and they build relationships.

These aspects of our community are very precious to us and were recognised in 2007 when Hepworth achieved 2nd place in the "Yorkshire Village of the Year" competition.

Mr Chairman and councillors....

I can summarise this very simply. What Hepworth already has in respect of community is what many of your planning policies aspire to achieve across a wider area. So, please do not be swayed by unfounded and unsubstantiated claims that the local community will benefit from this proposal. They will not.

Specifically, such claims cannot be used with any integrity to justify setting aside Green Belt policy and over ruling the Highway Officer's recommendation to reject the application.

PLANNING APPLICATION 2014/91665 – HEPWORTH UNITED PLAYING FIELD

REVIEW OF FINANCIAL DATA

INTRODUCTION

This report reviews HUFC's financial data included in 2 public documents made available on the Kirklees Planning website:

- ref 516786 (27th Oct 14) in which the data shows that 91% of income comes from bar sales
- ref 519544 (25th Sept 14) Presentation to Public Meeting of 12 September 2014

It presents original data and then analyses that data to provide a basis for validating the reliability of conclusions drawn in the Planning Officers report to the Planning Committee on 22nd January 2104.

SUMMARY CONCLUSIONS

For the current Sports and Social Club, over the period 2011 – 2014:

- The contribution from bar sales towards the costs of football activities was nearer £39k than the £114k implied by the source data.
- The money available to cover expenses in running the Social Club and funding associated football activities is nearer £15k per year than the £30k-£40k per year shown by the source data.
- The reduction in money available for football activities during the period 2013-14 was nearer £4.6k than the £10.7k shown in the source data

For an enlarged club arising from the merging of Hepworth Football Club (HFC), Hepworth Ladies Football Club (LFC) and Hepworth Junior Football Club (Juniors):

- the gross profit of £10k arising from £29k of bar sales would be only 18% of the expenditure required for all football activities, and
- a £5000 shortfall in annual funding can be offset by only an additional 50p per week on membership fees, based on a membership total of 200
- increasing membership fees by only £1 per week would make the club viable financially without the need for any bar income.

REVIEW OF DOCUMENT REF 516786

This document, presented in October 2014, focused on the income of the Sports & Social Club's located in Hepworth and its dependency on bar sales.

The Key Points summary notes that:

- 91% of income comes from bar sales
- Bar sales have decreased by £10k in 2014

SOURCE DATA

Table 1 presents the data as presented in the source document:

	Bar sales	Membership Fees			Total
		Social	Football	Junior	
2011	£35,842	£270	£2,512	£696	£39,050
2012	£29,496	£230	£3,454	£848	£30,344
2013	£29,080	£95	£3,278	£824	£33,280
2014	£19,783	£85	£2,659		£22,531
Totals	£114,202	£186	£8,449	£2,368	£125,205
	91%	0.60%	9.50%	1.90%	100%

Table 1 – Original HUFC Data

PLANNING APPLICATION 2014/91665 – HEPWORTH UNITED PLAYING FIELD REVIEW OF FINANCIAL DATA

In setting up the data in Excel, errors were found in the totals shown in the original document, as indicated in Table 2.

	Bar sales	Membership Fees			Total	Total	Error
		Social	Football	Junior	Calculated	HUFC Data	
2011	£35,842	£270	£2,512	£696	£39,320	£39,050	£270
2012	£29,496	£230	£3,454	£848	£34,028	£30,344	£3,684
2013	£29,080	£95	£3,278	£824	£33,277	£33,280	-£3
2014	£19,783	£85	£2,659		£22,527	£22,531	-£4
Totals	£114,201	£680	£11,903	£2,368	£129,152	£125,205	£3,947
HUFC Data	£114,202	£186	£8,449	£2,368	£125,205		
Error	-£1	£494	£3,454	£0	£3,947		

Table 2 - Calculate Totals against Original HUFC Data

REVIEW OF SOURCE DATA

If the purpose of the bar is to provide income for football activities, then it is inappropriate and misleading to add Bar Sales to Membership Fees to quantify total income. It is more appropriate to use gross profit, not sales income, to calculate a more accurate contribution from bar sales for that purpose, i.e. bar sales less the cost of goods sold over the bar. Much of the income shown in Table 2 will be used to buy stock for sale in the bar. Membership fees, however, will go straight towards funding football activities.

ANALYSIS OF DATA USING GROSS MARGIN

Table 3 shows figures for a value of 34 % gross margin on bar sales i.e. 34% of bar sales income remains after paying for goods sold over the bar. Note that the only difference between Table 2 and Table 3 is that the Bar Sales column is multiplied by the Gross Margin value.

The figure of 34% comes from an analysis of other data presented in document ref 519544 below. It is to be expected that gross profit would not be as high as a commercial venture, which would be more in the range 40-55%.

However, Figure 1 is presented to illustrate the sensitivity of total income to different values of gross margin.

Gross Margin	34%				
	Bar sales	Membership Fees			Total
	Gross Profit	Social	Football	Junior	
2011	£12,186	£270	£2,512	£696	£15,664
2012	£10,029	£230	£3,454	£848	£14,561
2013	£9,887	£95	£3,278	£824	£14,084
2014	£6,726	£85	£2,659	£0	£9,470
Totals	£38,828	£680	£11,903	£2,368	£53,779
%	70%	1%	23%	6%	100%

Table 3 – Data adjusted to show 34% Gross Profit from Bar Sales

**PLANNING APPLICATION 2014/91665 – HEPWORTH UNITED PLAYING FIELD
REVIEW OF FINANCIAL DATA**

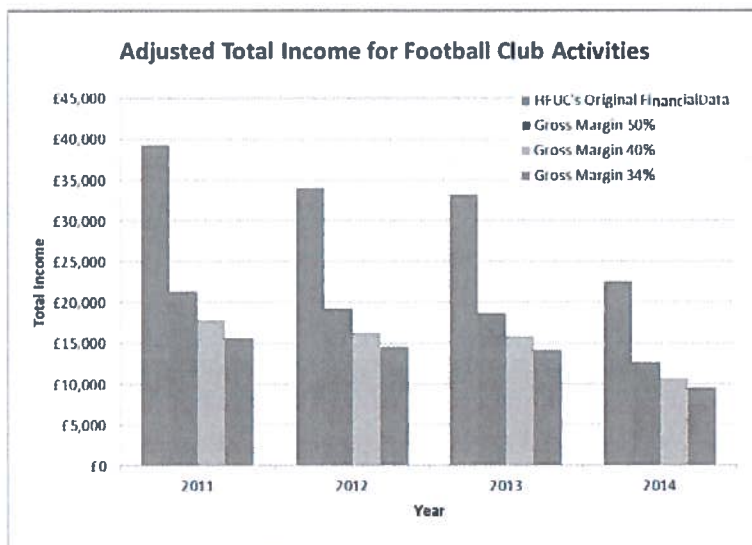


Figure 1- Total Income for Different Gross Margins

CONCLUSIONS

1. The contribution from bar sales to football activities over the period 2011 – 2014 was nearer £39k than the £114k shown in the source data.
2. The money available to cover expenses in running the Social Club and funding the cost of football activities is nearer £15k/yr than the £30k-£40k/yr shown in the source data.
3. The reduction in money available for football activities during the period 2013-14 was nearer £4.6k than the £10.7k shown in the source data

REVIEW OF DOCUMENT REF 519544

This document is the PowerPoint presentation used at the Public Meeting on 12 September 2014 and the analysis is based upon the data shown on the slide headed "Financials" in that presentation.

SOURCE DATA

The source data, shown in Figure 2, is presented in a way that enables it to be processed into a basic Profit & Loss account structure, as follows:

Financials	
ALL 3 CLUBS ARE NON FOR PROFIT ORGANISATIONS. WE DON'T PAY PLAYERS OR COACHES. ALL WORK IS DONE VOLUNTARILY	
HEPWORTH FC, LFC AND SOCIAL CLUB FIGURES	
TURNOVER	39,000 29,000 BAR, 10,000 MEMBERSHIP, FUNDS, RAFFLES, EVENTS
PURCHASES	19,000
EXPENSES	20,000
LOST SMALL AMOUNTS FOR LAST FEW YEARS BUT ARE NOW ADDING UP AND MAKING THE CURRENT CLUB HOUSE DIFFICULT TO SUSTAINABLE	
KEY EXPENSES	
WAGES BAR AND CLEANING	6,000
UTILITIES	2,300
FIELD MAINTANCE	1,600
FOOTBALL FEES	1,300
FOOTBALL FOOD	1,000
CLUB MAINTANCE	900
HEPWORTH JUNIORS	
Around £35k comes through the club annually for spend on pitch hire, training, kit, awards, trips and end of season functions	

Figure 2 - Source Data

PLANNING APPLICATION 2014/91665 – HEPWORTH UNITED PLAYING FIELD REVIEW OF FINANCIAL DATA

Table 4 structures the source data for Hepworth FC, LFC and Social Club into a Profit and Loss Account assuming that

- All purchases are for the bar
- All membership fees, fundraising, raffles, events, etc. go directly into funding football for HFC and LFC

Hepworth FC, LFC and Social Club	Social Club (Bar)	Football (HFC, LFC)	Total
Turnover	£29,000	£10,000	£39,000
Purchases	£19,000		£19,000
Gross Profit 34%	£10,000	£10,000	£20,000
Expenses			£20,000
Net Profit			£0

Table 4 - P&L Account for Hepworth FC, LFC and Social Club

Table 5 splits the Key Expenses shown in Figure 2 into...

- expenses incurred in running the club building (Social Club) and
- expenses incurred by football activities

Accounted for Expenses	Social Club (Bar)	Football (HFC, LFC)	
Wages Bar & Cleaning	£6,000		
Utilities	£2,300		
Field Maintenance		£1,600	
Football Fees		£1,300	
Football Food		£1,000	
Club Maintenance	£900		
Total Expenses	£9,200	£3,900	£13,100

Table 5 - Key Expenses apportioned to Social Club and Football Activities

Table 6 shows that there is still £6,900 of expenses in Table 4 that are unaccounted for.

Total Expenses, as above	£20,000
Accounted for Expenses	£13,100
Unaccounted for Expenses	£6,900

Table 6 - Value of Unaccounted for Expenses

Table 7 attempts to assign the £35k income from Hepworth Juniors across the key elements of the P&L account assuming zero profit. That amount is arbitrarily split 50:50 between Purchases (Cost of Goods Sold) and Expenses

Hepworth Juniors	
Income	£35,000
Purchases	£17,500
Gross Profit	£17,500
Expenses	£17,500
Net Profit	£0

Table 7 - P&L Account for Juniors

Table 8 then assimilates all of the above into one P&L account, as would be the case when the various elements of the Club come together in the future. Unaccounted for expenses in Table 6 are split 50:50 across the Social Club and the Football elements.

PLANNING APPLICATION 2014/91665 – HEPWORTH UNITED PLAYING FIELD REVIEW OF FINANCIAL DATA

Summary Analysis	Social Club (Bar)	Football (HFC, LFC)	Football (Juniors)	Total
Income	£29,000	£10,000	£35,000	£74,000
Purchases	£19,000		£17,500	£36,500
Gross Profit	£10,000	£10,000	£17,500	£37,500
Expenses	£12,650	£7,350	£17,500	£37,500
Net Profit	-£2,650	£2,650	£0	£0

Table 8 - Summary P&L Account for Assimilation of All Elements into a New Club

SENSITIVITY ANALYSES

Two P&L scenarios are modelled in Tables 9 and 10 to test the dependence of the club on bar income in the future.

- 50% of 2014 income from the bar and all expenses apportioned as Table 8
- No income from the bar and £20k expenses allocated to football

Summary Analysis	P&L Club			Total
	(Bar)	P&L Football	P&L Juniors	
Income	£14,500	£10,000	£35,000	£59,500
Purchases	£9,500		£17,500	£27,000
Gross Profit	£5,000	£10,000	£17,500	£32,500
Expenses	£12,650	£7,350	£17,500	£37,500
Net Profit	-£7,650	£2,650	£0	-£5,000

Table 9 - 50% income from bar and all expenses as Table 8

Summary Analysis	Social Club (Bar)	Football (HFC, LFC)	Football (Juniors)	Total
Income	£0	£10,000	£35,000	£45,000
Purchases	£0		£17,500	£17,500
Gross Profit	£0	£10,000	£17,500	£27,500
Expenses	£0	£20,000	£17,500	£37,500
Net Profit	£0	-£10,000	£0	-£10,000

Table 10 - No bar income and £20k expenses allocated to Football

Figure 3 show how shortfalls in annual funding can be covered by an increase in membership fees. So, the above scenarios would require an increase of only 50p or £1 per week, respectively, from each of the 200 club members in the enlarged future club.

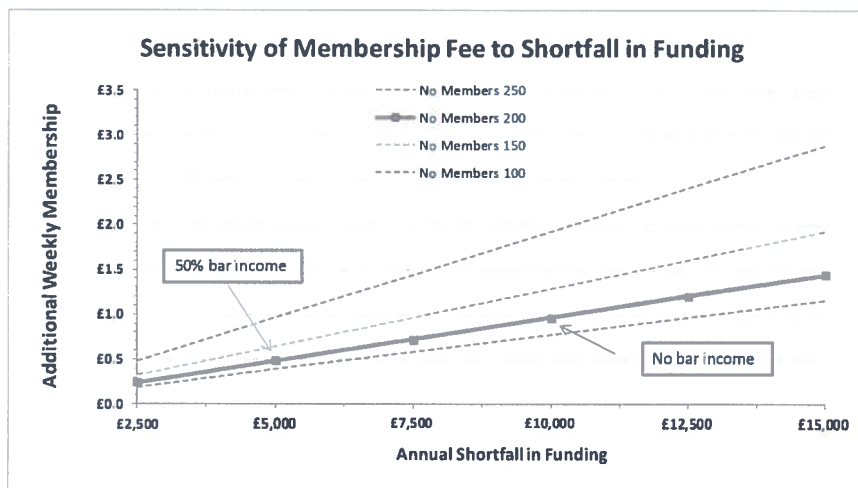


Figure 3 – Increase in Membership Fee to Cover Shortfalls in Annual Funding

PLANNING APPLICATION 2014/91665 – HEPWORTH UNITED PLAYING FIELD

REVIEW OF FINANCIAL DATA

CONCLUSIONS

This basic analysis provides an improved perspective of the sensitivity to fluctuations in income and expenditure in a merged club and how it might be managed through adjustments to membership fees.

In broad terms the financial data readily available to analyse shows that:

1. the gross profit of £10k from £29k of bar sales would be only 18% of the expenditure required for all football activities in the enlarged club;
2. a merged club in the future could cover a £5000 shortfall in annual funding with only an additional 50p per week on membership fees (based on a membership of 200);
3. the merged club could be viable financially without any bar income if it increased its membership fees by only £1 per week.

PLANNING APPLICATION 2014/91665 – HEPWORTH UNITED PLAYING FIELD REPORT ON DEVELOPMENTS FOLLOWING CONSULTATIONS WITH THE CLUB IN JANUARY 2015

INTRODUCTION

This briefing note presents a summary of developments consequent upon two meetings with the Club in January 15.

BACKGROUND

On 11th December 2014 in the Town Hall, immediately after the Planning Committee Meeting, I proposed to representatives of the Club that we meet to help secure the future of the Club, notably over the next 6-12 months. The available evidence at that time suggested that they were likely to fail financially in that period without some helpful intervention.

I subsequently met twice on the 4th and 6th January accompanied by one other resident, Richard Southam, but by then the Club had declared their intention to resubmit their application to the January Planning Committee meeting. My original purpose was no longer relevant but I attended as planned.

FINANCIAL DEPENDENCY ON THE BAR

Much emphasis is given in the application to the dependency on bar takings for the future sustainability of the club:

"...91% of the club's income over the past 4 years is generated by bar sales." (p39)

"...the applicant has sufficiently demonstrated that the clubroom and bar provide an essential source of income for the club." (p40)

"The existing facility could close if it continues to make a loss, to the detriment of the football club which may have to fold." (p41)

In the two meetings in early January we learnt that the club:

- already had an awareness of alternative ways of raising income beyond the use of the clubhouse for purely social purposes, e.g. specific mention was made about claiming Gift Aid on some expenditure;
- already had access to support from several skilled professional people available to help in this matter, e.g. directors, business people, partners, etc.

The evidence and conclusions drawn in the section headed *Clubroom and Bar and Loss of Existing Clubhouse* (pp39-41) then became highly questionable.

The statements quoted above from the Planning Officer's report and similar are now **strongly refuted**. A review of the club's basic financial data available via the Kirklees planning website plus some modelling of different income scenarios has just been completed. A copy of that review report accompanies this document.

Put simply, this Financial Review shows that with the planned merger of Hepworth Football Club (HFC), Hepworth Ladies Football Club (LFC) and Hepworth Junior Football Club (Juniors):

- a £5000 shortfall in annual funding can be offset by only an additional 50p per week on membership fees and
- increasing such fees by £1 per week would make the club viable without the need for any bar income.

One specific finding of the review relates to the statement "91% of the club's income...". It is inaccurate and misleading unless the club considers itself to be akin to a public house.

If, as I understand, the purpose of the bar is to provide funding for the football related activities, then it is more appropriate to use gross profit from bar sales not income over the bar. So, £114k bar sales over 2011-14 reduces to £39k gross profit, as £75k will have been spent on buying the goods that were sold over the bar.

PLANNING APPLICATION 2014/91665 – HEPWORTH UNITED PLAYING FIELD

REPORT ON DEVELOPMENTS FOLLOWING CONSULTATIONS WITH THE CLUB IN JANUARY 2015

With the enlarged club of the future gross profit from bar sales would contribute only 18% of the expenditure required for all football activities...not 91%.

At the planning committee hearing on 11th December 2014, I presented evidence from a community survey and spoke about using unfounded and unsubstantiated claims of community benefit to justify setting aside Green Belt policy and over ruling the Highway Officer's recommendation to reject the application.

I now see a similar set of circumstances with the financial aspects of this application. The Financial Review has shown that the financial analysis in the application is misleading and has led to unreliable conclusions about the significance of bar income. To be swayed by financial arguments to set aside Green Belt policy and the Highway Officer's recommendation to reject the application could now be seen by residents as giving priority to club members not having to pay an additional £1 per week, or thereabouts, over their appreciation of local amenity and need for personal safety.

INTENSIFICATION OF USE

The club has sought to assure residents and the Planning Officer throughout the last 6 months and most recently in an email to the Planning Officer dated 13th January 2016 that:

"...the use of the field is not expected to change from its current levels".

Appendix 1 presents extracts from an email that outlines HUFC's vision & development plan received on 5th January 2015.

Appendix 2 outlines a case study with strong parallels to proposals for the development of HUFC. It illustrates how "fresh ideas and energy", that HUFC look forward to harnessing in the future, will intensify activity on the site and drive up club membership.

It is hard to reconcile the evidence from Appendices 1 and 2 with any statement from the club seeking to assure us that levels of use of the field will not change from current levels. Indeed, we would be naïve if we fail to foresee that:

- The medium and longer term plans for the club will be defined by the future committee (ref Appendix 1), rather than those behind the planning application.
- The ambition of the future committee is unlikely to be constrained by assurances given by any individuals during this planning process or any planning conditions incorporated into an approval of this application.
- The club will in future seek to "sweat the assets". If it is built it will be used. Indeed, they must demonstrate this to a significant extent if public funds are to be given to build the clubhouse and further develop the club.
- If the club is to be developed to be one of the best in Yorkshire (Appendix 1) there will be pressure to install floodlights, fencing, signage/advertising boards and a move to upgrade the pitch(es) to 3G Football Turf Pitches (FTPs) and multi-use games areas. There is already mention of installing solar panels on the large roof area.
- Membership of this new committee will most likely comprise an increasing proportion of people who do not live in Hepworth or have any direct link or allegiance to the village, other than through the football club.

In summary, a probable consequence will be that a green belt site that has for the past 20 years had the appearance of a natural pasture for grazing animals will be transformed slowly into a semi urban permanent football stadium populated with people and cars most days of the week. That in turn will intensify traffic on the country lanes in and around Hepworth.

This is not the site to support HUFC achieve its vision and development goals.

End of Briefing

Continue to Appendices

APPENDIX 1 - HUFC'S VISION AND DEVELOPMENT PLAN

The following paragraphs are extracted from an email I received from David Brennon, the HUFC's Project Manager on 5th January 2015. I subsequently explained at our meeting on the 6th January that at one level it was great to read but from another point of view it provided powerful evidence to explain why the planning application should be rejected.

"Grassroots Football clubs can apply for Charter Standards which involve satisfying certain criteria. There is a scale for these Standards and Hepworth Utd, along with the vast majority of clubs, currently have the most basic one. As part of the application process we intend to leapfrog up the scale and attain the highest level (known as 'Community Club'). We will become one of only a handful of clubs in West Yorkshire that will have this level of Charter Standard."

"Part of the criteria for attaining, and maintaining, the Community Club Charter Status is that we draw up a 3 year development plan in conjunction with our local FA representative..... I can't say for sure what will go in our plan"

"Once we have brought all parts of the club together we will form a new committee consisting of representatives from all areas. This will bring forward fresh ideas and energy and ensure that the club progresses in a successful manner."

It is always a delight to witness vision, ambition, and enthusiasm, which came across in the email. I am naturally supportive of everybody who demonstrates these traits but it is hard to reconcile this evidence with other statements presented in support of the application.

APPENDIX 2 - PENNINE SAILING CLUB (PSC)

BACKGROUND

PSC is located at Winscar Reservoir, Dunford Bridge, 4 miles south east of Hepworth. One can see from their [web site](#) that...

- The club draws members from Sheffield, Huddersfield, Barnsley and Glossop.
- It has 200 sailing members, including group membership by Sheffield & Sheffield Hallam Universities and Huddersfield Sea cadets.
- It is run entirely by volunteers.
- It is funded by [membership fees](#), berthing fees and fees charged for specific training courses and accreditation to national standards (e.g. RYA Level 2 Powerboat Licence)

THE NATURE OF THE RECENT CHANGES

In recent years PSC has experienced some significant changes as a result of visionary leadership and an increase in energy levels in some key roles. This has resulted in:

- a new extension to its original clubhouse, specifically for spectators, notably parents, and
- higher levels of accreditation with its professional body, the Royal Yachting Association (RYA).

This is very similar to HUFU’s plans to build a new clubhouse and leapfrog up the scale to attain the highest level of Charter Standard.

The increase in frequency and diversity of club activity before and after this transformation is summarised in Table 1.

<i>Pre Transformation</i>	<i>Post Transformation</i>
Sailing on Thursday evenings, Saturday and Sunday	Sailing activities all but 2 days of the week
3 season sailing	4 season sailing
Training - basic & essential skills	Popular choice for National and Inland Championships, attracting people from a wider geographical area
	PSC is an approved RYA Training Centre
	Youth Sailing, Coaching and Racing programmes*
	Kid’s Club - Fridays
	New Infrastructure Developments:
	Extension to the clubhouse providing a dry area for spectators
	Overnight camping facilities

Table 1 – PSC - Increased Scope of Club Activity

*One specific initiative, the [Pen9 Top Squad](#) feeds talented sailors into the RYA Zone Squad and National Junior Squad Programme at the appropriate age and develops and encourages youth sailors outside of these programmes, to enable them to succeed at World, European & National Championships at Junior and Youth level.

SOCIAL ASPECTS OF PSC

The clubhouse is provided with “a well-stocked Galley with hot and cold food” for use on sailing days. It also has a bar. There are occasional on-site social events, e.g. BBQ after sailing during summer but the following transcript from a

recent email demonstrates their strategy of using visiting established social venues familiar to members who are distributed over a wide geographical area.

“There are a couple of social events next week, meet and chat in the Nook at Holmfirth this coming Thursday (22nd) from 8.00pm followed by the New Year Walk next Sunday 25th January”

If you want to join us for the walk or lunch next Sunday, please let me know by replying to this email... We are meeting the Fountain Inn, Ingbirchworth at 11.00am and the walk is planned to last about 2 hours.”

This strategy contrasts fundamentally with HUFC’s rationale of having all club social contact on site to maximise bar takings yet, like PSC, HUFC’s membership is increasingly dispersed geographically.

MEMBERSHIP GROWTH

Records show a 25% rise in fee paying membership in 2 years, remarkable considering sailing membership nationally and locally is actually declining.

2012	2013	2014
147	165	186

Table 2- PSC Fee paying Membership (excluding group membership)

CONCLUSIONS

The PSC case study demonstrates that when vision is combined with leadership, energy and commitment, all of which a characteristic of HUFC’s planning application, then ambitious plans are achievable and organisational as well as personal and team growth ensues.

It supports the conclusion that a foreseeable consequence of approving HUFC’s current planning application will be intensification of use of the site by people originating increasingly outside the village of Hepworth.

Mark Scaramuzza

From: RICHARD SOUTHAM <southamr@btinternet.com>
Sent: 10 July 2017 11:10
To: Licensing
Subject: Grant of a club premises certificate for premises at Far Lane, Hepworth
Attachments: Decision.pdf; Letter to Licensing 10July2017.pdf

Subject: The application by Hepworth Football Club for grant of a club premises certificate for its premises at Far Lane, Hepworth, Grid Ref SE 16277 06154

Dear Sirs,

Please see the pdf attachment "Letter to Licensing 10July2017", in which we oppose this application in its present form on the grounds of public nuisance. The "Decision" pdf file is referred to in our letter.

We would be much obliged if you would send us confirmation of receipt of this email and its attachments.

With thanks,

Yours sincerely,

Richard and Stella Southam



To: Kirklees Licensing Office
From: Dr Richard and Mrs Stella Southam, Downshutts Farm, Far Lane, Hepworth, Holmfirth, HD9 1RN
Date: 10th July 2017
Subject: The application by Hepworth Football Club for grant of a club premises certificate for its premises at Far Lane, Hepworth, Grid Ref SE 16277 06154

Dear Sirs,

We are writing to you in regard to the application by Hepworth Football Club for grant of a club premises certificate for its premises at Far Lane, Hepworth, Grid Ref SE 16277 06154.

We wish to oppose the sale of alcohol at the requested times as these would be incompatible with the conditions set down in January 2015 by the Kirklees Planning Department when it gave approval for the building of the Changing Room / Clubhouse. The relevant condition, Condition 7, is to be found in the approval document dated 26th January 2015 (copy attached). Condition 7 reads as follows:

7. No activities shall be carried out at the site outlined in red on the submitted Location Plan Dwg. No. 10 Revision A, including deliveries to or dispatches from the site, ancillary activities and events approved as part of condition 16 and the use of site as an Association Football Ground, as set out in condition 17, outside the times of 0800 to 2300 Monday to Saturday and 0900 to 2300 Sundays or Bank Holidays.

Reason: *In the interests the protection of residential amenity and highway safety and to accord with Policies D10, C2, EP4, T10 and T19 of the Kirklees Unitary Development Plan and Policies in Chapter 11 of the National Planning Policy Framework.*

Approval for the Club development on this Green Field site was given only after 2 meetings of the Kirklees Strategic Planning Committee, in December 2014 and January 2015, as there was considerable opposition by local residents on road traffic and on amenity grounds. The conditions attached to the eventual approval were intended, in part, to go some way to meeting residents' concerns. We ourselves live near the development and would be affected by late-night noise. Condition 7 makes it clear that the intention of the Planners is to have the site vacated, the premises locked-up, the lights out and the car-park emptied by 11.00pm. Clearly, allowing the sale of alcohol up until 11.00pm will not achieve the Planning condition that "*No activities shall be carried out at the site outside the times of 0800 to 2300 Monday to Saturday and 0900 to 2300 Sundays or Bank Holidays.*" If the sale of alcohol is allowed up until 11.00pm, it is almost certain that activity will continue until at least 11.30pm. We regard this as unacceptable. **The Planners' meaning is clear: NO activities after 11.00pm are permitted.**

We ask, therefore, that the licence be restricted so that the sale of alcohol ceases at 10.15pm, on all days. This will give time for Club members to drink up and be off site by 11.00pm, to avoid what, in the Kirklees Licensing Policy, is described as creating a public nuisance. Some may argue that 10.15pm is too early these days to end alcohol sale. We argue that the Club is not a pub, and that permission for the Club to build its Clubhouse was, in part, given with conditions to protect those who live nearby. That is part of the deal which has been struck and all parties need to honour it.

Yours sincerely,

Richard and Stella Southam

BUILDING CONTROL & LICENSING SERVICE RECEIVED	
10 JUL 2017	
Allocated To .....	.....
Action By .....	.....
Copies To .....	.....
Copies Made .....	.....

Mark Scaramuzza

From: Customer Enquiries
Sent: 24 July 2017 17:59
To: Licensing
Subject: Licensing application objection

Person Details

Title: Mrs
Forename: Kaye
Lastname: Ibbotson
Email: kaye.ibbotson@kirklees.gov.uk
Telephone: 01474 444444
Date Of Birth:
Ethnicity:

Address

House No./Name: 24
Street: Farfield Avenue
Location: Hepworth
Town: Holmfirth
Postcode: HD9 1TT

Nature Of Request

Action Required

Further Information

Objection to Hepworth United Football Fields application to Licensing Policy under Public Safety and The Prevention of public nuisance. Inadequate road lighting, very narrow roads, no pavements. Noise disturbance from customers and moving vehicles. (CTC SMILE: Service Email:- licensing@kirklees.gov.uk)

 [email this change...](#)

Service Request Contacts

24/07/2017 16:33:00, logged by (Method: Internet)

Details -
No Text Found!

Additional Info/History

BUILDING CONTROL & LICENSING SERVICE RECEIVED	
24 JUL 2017	
Allocated To .....	.....
Action By .....	.....
Copies To .....	.....
.....
Copies Made .....	.....

Licensing Office
Flint Street Depot
Huddersfield HD16L9

Hepworth
Holmfirth HD9 1TT
26 July 2017

Re: Application for Grant of a club premises certificate
for the sale of alcohol at Hepworth United Football field
Far Lane, Hepworth, Holmfirth. Grid Ref. SE 16277 06154

Monday to Thursday 17:00 to 23:00 and Friday to Sunday 12:00 to 23:00

This application should be refused on grounds of public safety. Far Lane is a narrow, unlit country road with no pavements or footway provision for pedestrians, unsuitable for a licensed clubhouse.

Kirklees Highways Report HDC Ref No. K12-12/28
stated that FAR LANE is a SUB STANDARD road and

unsuitable for a clubhouse function room as the increased traffic and on & off-road parking would be to the detriment of highway safety.. (The road is also ungritted in winter.)

HUFC has Men and Women's teams and around 150 Junior players. This means that with players, parents, supporters and members over 500 people could drive to and use the clubhouse.

The club premises, now nearing completion, has a large outside and grassed area. There are several entrances to the field including a wide gate from the public footpath / farmtrack below the football pitches.

This will make it difficult for HUFC to monitor and control underage and excessive drinking, as well as noise and disturbance from the site to nearby residents.

The proposed licensing hours would mean that dangerous road conditions, noise and disturbance would dominate this normally quiet Green Belt and residential area, every weekend and every evening until late at night all year round.

As this would undermine the licensing objectives, this license application should be refused.

Yours sincerely

M. Williamson

Wester Ross,
Far Lane,
Hepworth,
Holmfirth
HD9 1TL

26th July 2017

Licensing Office,
Flint Street Depot,
Flint Street,
Fartown,
Huddersfield
HD16LG

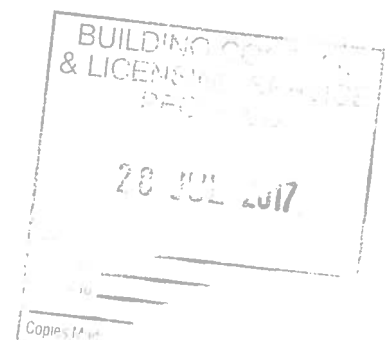
Dear Sirs,

**Ref Hepworth United Football Field, Far Lane, Hepworth, Grid Ref
SE 16277 06154**

I would like to point out that planning permission was granted to the Hepworth United Football Club, on the proviso that all activities and events were finished by 2300hours. If a licence is granted until 23.00 hours, it will probably mean that it will be midnight when all is quiet. I would be grateful if the time could be amended so that they are all away by 2300hours.

Yours faithfully,


Malcolm Styring



Lower Intake Farm Far Lane

Hepworth Holmfirth HD9 1RN

12 July 2017

Licensing Office

Flint Street Depot, Flint Street

Fartown, Huddersfield

HD1 6LG

BUILDING CONTROL
& LICENSING SERVICE
RECEIVED

31 JUL 2017

Allocated To
Action By
Copies To
Copies Made

Dear Sirs

Hepworth United Football Field, Far Lane, Hepworth, Grid Ref SE 16277 06154 – Licensing Act 2003

We write in regard of the above application. Kirklees Planning Department approved the building of the Clubhouse in January 2015. We have read the conditions of approval in regard to the activities to be carried out at the site in the documents. The condition states that “No activities shall be carried out at the site outside the times of 0800 to 2300 Monday to Saturday and 0900 to 2300 Sundays or Bank Holidays”. If the sale of alcohol is allowed up until 11.00 pm then obviously it is not possible that the site can be cleared and locked up by this time.

This is an area of greenbelt surrounded by agricultural land and some houses. In the daytime particularly at weekends there will be many cars and families. There is no footpath whatsoever on the lane. Far Lane is not served by public transport and in winter it is rarely gritted. Travelling up Far Lane passing the entrance to the field there is a bad bend with a small lane off to the left. Our land begins after this small lane and we have had two incidents of vehicles taking the bend too fast and hitting our field wall demolishing it in places, each time drivers using quieter roads away from the village when alcohol had been consumed and also in winter vehicles skidding into the ditch or getting stuck. The evening activities will bring extra traffic on an unlit narrow lane and with it late night noise affecting residents. This brings concerns re public safety, nuisance and disorder. Noise is amplified in areas of quiet and space. There will be occasions when children are present. Taking into account the above the Planners intend that the time of 11.00 pm for locking up the site is adhered to and therefore we urge you that the sale of alcohol should cease earlier. This seems to be common sense in the circumstances. We have been resident here since 1984 and have seen the increased footfall as the Football Club now run Junior Teams as well, in fact we have sponsored shirts for the Club in the past but please remember that this rural area has always enjoyed peace and quiet as darkness falls.

Yours faithfully

ff G.Roberts and C Roberts

9 FarField Ave.,
Hepworth,
Holmfirth,
HD9 1TT
20/07/2017

REF :- AN ALCOHOL LICENSE FOR HEPORTH F.C. (Nat. Grid Ref. SE 16277 06154)

CONCERNS ON THE GROUNDS OF PUBLIC SAFETY

A comparative Location Analysis of (A) former licenced premises and (B) new site

- A. Former premises – Town Gate (centre of village)
Wider road
Pavement
Street lighting
Within 30 mph speed limit
- B. New premises – Far Lane
Site location twice rejected by Kirklees Highways and overridden by Planning
Narrow lane with dangerous bends
No pavement
No street lighting
Considerable roadside vegetation/brushes/trees → reducing sight-lines
Dangerous road surface conditions in inclement weather
Outside 30mph speed limit
Car park for 32 cars ← insufficient for big matches/events *

Add alcohol to the above mix and the potential for accidents increases

* Map provided by the applicant showing the provision of **8 additional car park spaces** adjacent to Far Lane is **incorrect** as the area is covered by many tons of excavated soil/rock/building waste. Insufficient parking at the club will inevitably lead to extensive parking along Far Lane.

Conclusion

A granting of an alcohol licence will inevitably contribute to the likelihood of public accidents on Far Lane and adjoining roads

NB The Cost of an Accidents in terms 'human' and other (medical etc) terms should be born in mind . Refer to the Dept. of Transport figures and those of the Association of British Drivers for the "average per accident" cost for slight/serious/fatal incidents

Yours sincerely

W.D. BURN

BUILDING CONTROL & LICENSING SERVICE RECEIVED	
24 JUL 2017	
Allocated To	
Action By	
Copies To	
Copies Made	

9 Farfield Ave.,
Hepworth,
Holmfirth,
HD9 1TT

30 / 07 / 2017

REF :- APPLICATION for an ALCOHOL LICENSE FOR HEPORTH F.C.
(Nat. Grid Ref. SE 16277 06154)

OBJECTIONS including "PROTECTION OF CHILDREN FROM HARM."

The inclusion within Section I of the application:

"the supply of alcohol by or on behalf of a club to, or to the order of, a member of the club for consumption **OFF** the premises."

Gives cause for concern as:-

- Requested open hours for alcohol sales **ON** the premises appear more than sufficient without including the option of even further alcohol sales for consumption **OFF** the premises. Such take away sales would make it far easier for increased levels of alcohol consumption beyond the legal limit. Yet far harder to control.
- Many of those teams training and playing football on the Hepworth F.C. Far Lane site are either children or young people under age 18. Sale of alcohol for consumption **OFF** the premises would make it far more difficult to prevent others purchasing alcohol for consumption by under-age youngsters. A situation which would seem to contradict the healthy purpose of these sporting facilities.

Yours sincerely


Barbara Duxbury

<p>BUILDING CONTROL & LICENSING SERVICE RECEIVED</p> <p>31 JUL 2017</p> <p>Allocated To</p> <p>Action By</p> <p>Copies To</p> <p>Copies Made</p>
--

From: Wilkinson, Peter (UK - Manchester) <
Sent: 17 July 2017 17:57
To: Licensing
Subject: Hepworth United Football Club, Far Lane, Hepworth, Grid Ref: SE 16277 061154

Importance: High

Dear Sirs,

We are writing to you regarding the recent application by Hepworth Football Club to grant of a club premises certificate for its premises at Far Lane, Hepworth, Grid Ref SE 16277 06154, under the Licensing Act 2003.

Opposed

We wish to oppose the sale of alcohol at the requested times as these would be incompatible with the conditions set down in January 2015 by the Kirklees Planning Department when it gave approval for the building of the Changing Room / Clubhouse. The relevant condition, Condition 7, is to be found in the approval document dated 26th January 2015, where *"No activities shall be carried out at the site outside the times of 0800 to 2300 Monday to Saturday and 0900 to 2300 Sundays or Bank Holidays"*

Reason

The timing of the proposed license would undermine a number of the four licensing objectives, but in particular *"the prevention of public nuisance"*, given the strict agreement that was reached and agreed in the Planning Approval given for the development, outlined below.

Approval for the club development was given only after two meetings of the Kirklees Strategic Planning Committee, in December 2014 and January 2015, as there was considerable opposition by local residents on road traffic and on amenity grounds.

The conditions attached to the approval were intended, in part, to go some way to meeting residents' concerns. Condition 7 makes it clear that the intention of the approved conditions is to have the site vacated, the premises locked-up, the lights out and the car-park emptied by 11.00pm.

Allowing the sale of alcohol up until 11.00pm will not achieve the planning conditions. If the sale of alcohol is allowed up until 11.00pm, it is almost certain that activity will continue until at least 11.30pm-12 midnight.

Restrictions to be Applied

We ask, therefore, that the licence be restricted so that the sale of alcohol ceases at an appropriate time to ensure that the planning conditions are met and that one of the four licensing objectives is maintained, ensuring activities cease at 11pm. We would suggest that in order to achieve this, sale of alcohol should be restricted to 10pm, which would still provide significant licensing hours, especially given the primary use of the facility is for football and not for the consumption of alcohol.

Yours sincerely,

Sarah and Peter Wilkinson
Crimes House,
Far Lane,
Hepworth
Holmfirth
HD9 1RN

Appendix 3

Anwar Butt

From: Cllr Nigel Patrick
Sent: 18 July 2017 21:50
To: Victoria Thomson; Cllr Kenneth Sims
Cc: Anwar Butt
Subject: RE: FW: New Application for a Club Premise Certificate HEPWORTH UNITED FOOTBALL CLUB

Not wishing to confuse, but I would prefer 21.30 Monday to Thursday. 22.00 would be a fall back position.

From: Victoria Thomson
Sent: 18 July 2017 17:10
To: Cllr Kenneth Sims
Cc: Cllr Nigel Patrick; Anwar Butt
Subject: RE: FW: New Application for a Club Premise Certificate HEPWORTH UNITED FOOTBALL CLUB

Good Afternoon Councillor Sims

Thank you for your email relating to the application for a licence at Hepworth Football Club. I spoke to Councillor Patrick earlier today about his own concerns and he would like me to put the following to the applicants:

Sales of alcohol
Monday to Thursday 17:00 to 22:00
Friday and Saturday 12:00 to 23:00
Sunday 12:00 to 21:30

Would you be happy with this or would you like to recommend an alternative?

Kind Regards

Victoria Thomson
Senior Licensing Officer
01484 221000 – ext 70520

This email and any attachments are confidential. If you have received it in error - notify the sender immediately, delete it from your system, and do not use, copy or disclose the information in any way. Kirklees Council monitors all emails sent or received.

From: Cllr Kenneth Sims
Sent: 18 July 2017 15:51
To: Victoria Thomson
Subject: Re: FW: New Application for a Club Premise Certificate HEPWORTH UNITED FOOTBALL CLUB

I oppose this granting of a license as cllr Patrick we should have a meeting with you this is not a pub it is also green belt.cllr Ken sims.

Delivered to you with Kirklees Mobile Email solution. This

From: "Victoria Thomson" <Victoria.Thomson@kirklees.gov.uk>
Sent: 18 Jul 2017 12:53
To: "Cllr Nigel Patrick" <nigel.patrick@kirklees.gov.uk>
Cc: "Cllr Donald Firth" <Donald.Firth@kirklees.gov.uk>, "Cllr Kenneth Sims" <kenneth.sims@kirklees.gov.uk>
Subject: FW: New Application for a Club Premise Certificate HEPWORTH UNITED FOOTBALL CLUB

Apologies Councillor Patrick, I hadn't attached the form in my previous email.

From: Cllr Nigel Patrick
Sent: 10 July 2017 12:36
To: Anwar Butt
Cc: Cllr Donald Firth; Cllr Kenneth Sims
Subject: RE: New Application for a Club Premise Certificate HEPWORTH UNITED FOOTBALL CLUB
Importance: High

I am not happy with these hours. This is a football club house and not a public house. People leaving that late will create noise nuisance in this quiet countryside setting. The opening hours are too long. You will get noise nuisance from cars, people leaving late on. A football club does not need to be open from 12 midday to 11pm every day of the week, let alone sell alcohol mid week.

I have contacted the Club and I am asking them to withdraw the application and to come back with something that is sensible and reflects their needs.

In addition to the times you give below I see that there will be a further 12 non football events in a 12 months period that will be covered by a temporary events notice. They also plan longer hours on Christmas Eve 12:00 to 00:30 and New Years Eve 12:00 to 01:00. Recorded music to be played at all times during opening hours.

A football club does not need to sell alcohol all week. It does not need to open to 11pm all week. It should not be allowed to sell alcohol til late on a Sunday or stay open late on a Sunday. During the football season football matches will take place on a Saturday and a Sunday. The Club needs to supply information to justify the opening hours during the rest of the week.

I object to this license application. I suspect both my ward colleagues will too.

Cllr Nigel Patrick
Ward Councillor

From: Anwar Butt
Sent: 07 July 2017 14:40
To: Cllr Donald Firth; Cllr Kenneth Sims; Cllr Nigel Patrick
Subject: New Application for a Club Premise Certificate HEPWORTH UNITED FOOTBALL CLUB

Dear Cllrs,

I am in receipt of a new Club Premise Application for the above premises. Please find attached the application.

The application is for the supply of alcohol Mon - THURS 17:00 - 23:00hrs FRI - SUN 12:00 - 23:00

Opening Hours MON - SUN 12:00 - 23:00

This is a NEW BUILD I have attached a copy of the application.

If you wish to make a representation with regard to this application please submit this in writing on or before midnight 1/08/2017 stating which of the four licensing objectives are of concern.

Licensing objectives.

1. Prevention of Crime and Disorder.
2. Public Safety.
3. Prevention of Public nuisance.
4. Protection of Children from Harm.

This application will be advertised in accordance with the licensing Act 2003, additionally the responsible authorities will all receive a copy of the application.

Please do not hesitate to contact me if I can be of any further assistance.

Thank you,

Anwar.