

**AGENDA FOR
LICENSING HEARING SUB COMMITTEE**



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To: All Members of Licensing Hearing Sub Committee

Councillors : T Rafiq (Chair), A Booth and M Walsh

Dear Member/Colleague

Licensing Hearing Sub Committee

You are invited to attend a meeting of the Licensing Hearing Sub Committee which will be held as follows:-

| | |
|---------------|--|
| Date: | Friday, 24 April 2026 |
| Place: | Virtual meeting via Microsoft Teams |
| Time: | 10.30 am |
| Notes: | To view the virtual meeting online, please email m.cunliffe@bury.gov.uk or phone 0161 253 5399 who will provide you with a link to view the meeting via MS Teams or telephone you into meeting with the option of audio only. |

AGENDA

1 APOLOGIES FOR ABSENCE

2 DECLARATIONS OF INTEREST

Members of the Licensing Hearing Sub Committee are asked to consider whether they have an interest in any matter on the agenda, and, if so, to formally declare that interest.

3 MINUTES OF THE LAST MEETING *(Pages 3 - 12)*

The Minutes of the Licensing Hearing Sub Committee meeting held at 10.30am on the 8th April 2026 are attached.

4 AN APPLICATION FROM AN INTERESTED PARTY FOR A REVIEW OF THE PREMISES LICENCE UNDER THE LICENSING ACT 2003 IN RESPECT OF THE BLACK BULL, AINSWORTH ROAD, STARLING, BURY, BL8 2EY *(Pages 13 - 66)*

A report from the Executive Director (Corporate Core) is attached:-

| | |
|----------------------------|---|
| Minutes of: | LICENSING HEARING SUB COMMITTEE |
| Date of Meeting: | 8 th April 2026 |
| Present: | Councillor T Rafiq (in the Chair) Councillors A Booth and M Walsh |
| Also in attendance: | M. Bridge (Bury Council- Licensing Unit Manager) M. Cunliffe (Bury Council- Democratic Services) C. Farrimond (Legal Services) L. Scully (Legal Services) PC P. Ecclestone (Greater Manchester Police) Mr D. Morley (Designated Premises Supervisor) Mr R. Ferguson (In attendance with the DPS) C. Hall (Manchester Evening News) E. McCaul (Bury Times) |
| Public Attendance: | The Hearing was held virtually and interested members of the public were provided with a link to access the hearing online via Microsoft Teams or could be telephoned into the meeting via audio only. No members of the public were in virtual attendance. |

1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted by B. Thomson (Assistant Director of Public Protection & Resilience) and A. Bucior (Public Protection).

2 DECLARATIONS OF INTEREST

There were no declarations of interest made.

3 AN APPLICATION FROM A RESPONSIBLE AUTHORITY FOR A REVIEW OF THE PREMISES LICENCE UNDER THE LICENSING ACT 2003 IN RESPECT OF RADCLIFFE CENTRAL SNOOKER CLUB, ABDEN STREET, RADCLIFFE, M26 3AT

The Executive Director for Corporate Core had submitted a report relating to an application pursuant to section 51 of the Licensing Act 2003 from a Responsible Authority for a review of the premises licence in respect of Radcliffe Central Snooker Club, Abden Street, Radcliffe, M26 3AT

The Licensing Unit Manager, Mr M. Bridge presented the report to Members of the Sub-Committee and consideration of the options available.

The Licensing Act 2003 and the Licensing Act 2003 (Hearings) Regulations are the relevant legislation.

At the time of the submission of this review application by Greater Manchester Police, the Premises Licence in respect of Radcliffe Central Snooker Club, Abden Street, Radcliffe, M26 3AT is held by Mr David Michael Morley, 17 Unsworth Street, Radcliffe, M26 3RN, he is also the Designated Premises Supervisor at the premises.

The Responsible Authority has complied with all the necessary procedural requirements laid down by the Act.

As part of the statutory process the Responsible Bodies and interested parties are entitled to make representations in relation to the review of a licence. The Licensing Authority has given Notice of the application by placing a Notice on the premises, at the Council Offices and on the Council website. Where further representations are made by either the Responsible Authorities or from local residents / businesses and not withdrawn, Members are required to determine them.

Representations must be relevant to the licensing objectives defined within the Act.

The objectives are:-

- a) the prevention of crime and disorder
- b) public safety
- c) prevention of public nuisance and
- d) protection of children from harm

The current licensable activities are as follows:

a. Opening Hours

| | |
|---------------------|----------------|
| Monday to Wednesday | 10.00 to 00.15 |
| Thursday | 10.00 to 00.45 |
| Friday to Saturday | 10.00 to 01.45 |
| Sunday | 10.00 to 00.15 |

Non-Standard Timings

| | |
|--------------------------------|----------------|
| Sundays prior to Bank Holidays | 10.00 to 00.45 |
| Good Friday | 10.00 to 01.45 |
| Christmas Eve | 10.00 to 01.45 |
| Boxing Day | 10.00 to 01.45 |
| New Years Eve | 10.00 to 04.45 |
| Other Bank and Public Holidays | 10.00 to 00.45 |

b. Retail Sale of Alcohol (On and Off the Premises)

| | |
|---------------------|----------------|
| Monday to Wednesday | 10.00 to 23.30 |
| Thursday | 10.00 to 00.00 |
| Friday to Saturday | 10.00 to 01.00 |
| Sunday | 10.00 to 23.30 |

Non-Standard Timings

| | |
|--------------------------------|----------------|
| Sundays prior to Bank Holidays | 10.00 to 00.00 |
| Good Friday | 10.00 to 01.00 |
| Christmas Eve | 10.00 to 01.00 |
| Boxing Day | 10.00 to 01.00 |
| New Years Eve | 10.00 to 04.00 |
| Other Bank and Public Holidays | 10.00 to 00.00 |

c. Exhibition of Films (Indoors)

| | |
|---------------------|----------------|
| Monday to Wednesday | 10.00 to 00.15 |
| Thursday | 10.00 to 00.45 |
| Friday to Saturday | 10.00 to 01.45 |
| Sunday | 10.00 to 00.15 |

Greater Manchester Police would expand upon the reason(s) for their representation in relation to the premises. The review application was attached at Appendix 1 in the agenda packs as Appendices A and B respectively.

The conditions attached to the premises licence were contained within Appendix 2 of the agenda pack.

Section 182 Licensing Act Guidance was detailed in the report stating sections 10.2, 11.24, 11.26 and 11.28 of the act.

After hearing the representations made and the evidence presented, Members were obliged to determine the application with a view to promoting the licensing objectives and having regard to the Authority's Licensing Policy and National Guidance.

The Licensing Unit Manager clarified in the interests of transparency that there had been an omission in the agenda packs in terms of the element for Appendix 1 detailing the police log and titled appendix A. This had been sent to the Licensing Department by GMP but had been excluded in error, although most of the details had been placed in the review section of the application.

PC Peter Ecclestone, Bury District Licensing Officer for Greater Manchester Police reported:-

At 03:08hrs on Sunday the 1st February 2026, Greater Manchester Police received an emergency phone call from a member of the public stating that his brother had been attacked and knocked unconscious at Radcliffe Central Snooker Club, Abden Street, Radcliffe.

Officers responded to the emergency and arrived on scene minutes later to find the victim in the bar area, conscious and breathing. The individual responsible had left prior to attending and although the victim was knocked unconscious, thankfully the injuries were relatively minor and as such a crime was recorded for an offence of causing actual bodily harm (s.47).

The incident had been captured on the premises CCTV system which upon officer's request, had been provided without delay.

Having reviewed the CCTV footage, it quite clearly shows the assault taking place at 03:03hrs where the victim is approached and punched once to the face, rendering him temporarily unconscious resulting in him falling backwards and banging the back of his head off the floor. Furthermore, it quite clearly shows customers/members consuming alcohol and recently poured pints on the bar itself.

The currently premises license authorises the sale of alcohol for consumption on and off the premises between 10:00hrs & 01:00 hrs on a Saturday with a closing time no later than 01:45hrs.

Following this incident, PC Eccleston and Laura Bell from Bury Council Licensing Department visited the premises and spoke to the current license holder and DPS, David Morely on Tuesday the 3rd February 2026. Without excuse he accepted full responsibility claiming that they had been out for a belated Christmas party for staff, family and members in Manchester and upon their return to Radcliffe some had gone back to the club to carry on the celebrations, losing track of time in the process. Mr Morley had been upfront and honest about this particular incident and claims that this was not a regular occurrence and is not a venue that is associated with many incidents requiring police attention.

Although the premises had undermined the premises license, PC Eccleston was able to confirm that in the three years of being a police licensing officer, this was the first occasion he needed to visit the premises following a report made to the police and concerns raised regarding the management of the premises.

Considering the nature of this event, GMP felt it was necessary to bring it to the attention of the Licensing Sub-Committee. GMP would ask that on this occasion that consideration was given to amending the conditions of the licence with suggestions detailed within the agenda packs.

At this stage of the hearing, PC Ecclestone played CCTV footage from the venue detailing the incident.

A Member of the Committee enquired if snooker cues were still in operation as well as alcohol being consumed after the permitted hours. PC Ecclestone explained cues were still being used in relation to the nature of the venue but none were used as a weapon for this incident.

A Member of the Committee asked how long the victim remained unconscious, what caused the assault and was the perpetrator charged. PC Ecclestone stated the victim was temporary unconscious and had not looked at the investigation records in terms of any convictions.

A Member of the Committee asked if the venue had door security and PC Ecclestone answered no and in his near four years in post he had never needed to visit the venue. Extra conditions in relation to door staff could be included if a risk assessment deemed necessary for example at certain times of the year.

PC Ecclestone clarified that the additional conditions submitted were proportionate and the Licensing Unit Manager added only there were only five current conditions.

Mr David Morley addressed the Sub Committee and informed Members that he had run the club for the past nine years and the venue had been operating for over 30 years with 6 snooker and 1 pool table. There were over 500 members and the venue was a community hub and to his knowledge there had been no police call outs.

He explained that they had been on a works Christmas party in lieu of doing this over the festive period and had become complacent. The person who threw the punch was not a trouble maker and alongside his brother sometimes speaks out of turn. The party had been out in Manchester and the females in the group had asked to go back and do some Karaoke at the club and they had lost track of time, serving after hours.

Mr Morley added that before the incident the music had been turned off and last drinks were requested and this could be heard on the audio of the CCTV system. The incident came out of the blue and this was a wake-up call for the management and it wont happen again.

In his opinion the club was well run and alongside Radcliffe Borough helped disadvantaged youths with free pool offered when accompanied by a member of staff. The drinking culture element at the venue was not great as it was a snooker club with the business being invested in and he didn't want to lose the community hub.

A Member asked was the victim and perpetrator friends or relatives and Mr Morley stated they usually arrive around 10.00pm on a Friday, Saturday or Sunday and keep themselves to themselves. The club does monitor them as they can be outspoken but they are managed.

The Chair asked Mr Morley's views on the proposed conditions and he wanted the venue to be on the ball to run a good business and not break any rules.

A Member wondered how the victim was and it was reported that he had taken a couple of days off work but was back in the club on the Friday night with no ill effects.

A Member asked had the 2 men been on the club's Christmas party in Manchester and it was confirmed this was not the case and they had been in the club when the party returned from Manchester.

A Member questioned why nobody seemed to help the victim when he lay on the floor unconscious and were staff first aid trained. Mr Morley felt people were in a state of shock and training probably needed to be updated and would take this on board.

The Chair asked was an ambulance called and it was confirmed one attended the incident.

In summing up, PC Ecclestone stated the new conditions were robust and enforceable and based off the venue's previous history. Mr Morley added he wanted to make things right and put in place the correct management for the business so people are safe.

The Sub-Committee then duly retired to consider the matter and all of the information provided.

The Members of the Sub-Committee were advised by the Legal Officer as to their duties under Section 4 of the Licensing Act 2003 to at all times consider the promotion of the Licensing Objectives, these being:

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

In addition, Members were advised to give appropriate weight to the steps that are appropriate to promote the licensing objectives and the representations presented at the meeting by all parties.

DELEGATED DECISION

All of the evidence was considered with care, and it was established that having understood the application and equally noting and understanding the representations, the Sub-Committee found there were causes for concern so far as the promotion of the licensing objectives were concerned.

It was therefore agreed unanimously, **to modify conditions** as proposed by GMP, subject to two extra conditions under public safety that whilst the premises are open for at least one member of staff with a valid, recognised emergency first aid at work certificate to be present and a health and safety risk assessment be implemented/reviewed within 28 days. Whilst under the protection of children from harm an additional condition be imposed that a safeguarding policy be implemented/reviewed within 28 days.

The Sub-Committee was therefore satisfied that there was sufficient evidence to mean this action was necessary.

The evidence presented had demonstrated the following licensing objectives had not been met and failed the:-

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

The reasons by the sub-committee, included:-

- To comply with the licensing objectives including the prevention of crime and disorder, public safety and the protection of children from harm.
- Whilst the club had been well run over a number of years there was an admission that management of the venue had slipped.
- Working practices had aged from the existing embedded conditions and required a review.
- A safeguarding policy was required due to local vulnerable children utilising the venue.

The Chair advised of their right to appeal the decision to the Court within the relevant timescales upon receiving written notification.

Operating Schedule

Prevention of Crime and Disorder:

1. The premises licence holder must ensure that:
 - a. CCTV cameras are located within the premises to cover all public areas including all entrances and exits [The location of cameras could also be specified on the plan attached to the premises licence].
 - b. The system records clear images permitting the identification of individuals.
 - c. The CCTV system is able to capture a minimum of 24 frames per second and all recorded footage must be securely retained for a minimum of 28 days.
 - d. The CCTV system operates at all times while the premises are open for licensable activities [or specify timings]. The Premises Licence Holder or the Designated Premises Supervisor must notify the licensing office or the Police in the event of CCTV breakdown or malfunction as soon as is reasonably practicable and in any event within 24hrs.
 - e. All equipment must have a constant and accurate time and date generation.
 - f. The CCTV system is fitted with security functions to prevent recordings being tampered with, i.e. password protected.
 - g. There are members of trained staff at the premises during operating hours able to provide viewable copies on request by the police or authorised officer of the local authority officers as soon as is reasonably practicable or in any case within 12 hours of receiving the request whether that be verbal or written request.
2. An incident log (which may be electronically recorded) shall be kept at the premises for at least six months, and made available on request to the police or an authorised officer of the licensing authority, which will record the following incidents including pertinent details:
 - a. All alleged crimes reported to the venue or by the venue to the police
 - b. All ejections of patrons
 - c. Any complaints received
 - d. Any incidents of disorder
 - e. Seizures of drugs, offensive weapons, fraudulent ID or other items
 - f. Any faults in the CCTV system, searching equipment or scanning equipment
 - g. Any visit by a responsible authority or emergency service
3. All staff authorised to sell alcohol shall be trained in:
 - a. Relevant age restrictions in respect of products
 - b. Prevent underage sales
 - c. Prevent proxy sales
 - d. Maintain the refusals log
 - e. Enter sales correctly on the tills so the prompts show as appropriate
 - f. Recognising signs of drunkenness and vulnerability
 - g. How overservice of alcohol impacts on the four objectives of the Licensing Act 2003
 - h. How to refuse service

- i. Action to be taken in the event of an emergency, including the preservation of a crime scene and reporting an incident to the emergency services
- j. The conditions in force under this licence.

Public Safety:

4. Customers are to be prevented from leaving the premises with glasses or open bottles.
5. No person in possession of a drink in a sealed or unsealed container shall be allowed to enter the premises except for the purposes of delivery or from moving from one part of the premises to another.
 - At least one member of staff working at the premises when open should be first aid trained holding a required first aid certificate. An advisory was issued by the sub committee that all staff are first aid trained.
 - A health and safety risk assessment for the venue should be created or renewed within 28 working days of written notification from the Licensing Department.

Prevention of Public Nuisance

6. Prominent, clear and legible notices must be displayed at all exits requesting that customers respect the needs of local residents and to leave the premises and area quietly.

Protection of Children from Harm

7. The Challenge 25 scheme must be operated to ensure that any person who appears to be under the age of 25 shall provide documented proof that he/she is over 18 years of age. Proof of age shall only comprise a passport, photo card driving license, an EU/EEA national ID card or similar document, an HM Forces warrant card, a card bearing the PASS hologram, or any electronic or biometric age verification technology approved by the licensing authority.
8. The premises shall display prominent signage indicating at the entrance to the premises that the Challenge 25 scheme is in operation.
9. A refusals record must be kept at the premises which details all refusals to sell alcohol. This record must include the date and time of the incident, a description of the customer, the name of the staff member who refused the sale, and the reason the sale was refused. All entries must be made within 24 hours of the refusal. The record must be made available for inspection and copying at the request of a Police Officer or officer of a Responsible Authority.
 - A safeguarding policy for children and vulnerable adults for the venue should be created or reviewed within 28 working days of written notification from the Licensing Department.

Embedded Conditions

Justices' On and Off Licence (not having a Children's Certificate)

- 1 Permitted hours. Alcohol shall not be sold or supplied except during permitted hours.

In this condition, permitted hours means:

(1) On New Years Eve from the end of permitted hours on New Years Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on the 31st December)

The above restrictions do not prohibit

- (a) the consumption of the alcohol on the premises or the taking of sale or supply of alcohol to any person residing in the licensed premises;
- (b) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;
- (c) the sale of alcohol to a trader or club for the purposes of the trade or club;
- (d) the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces;
- (e) the taking of alcohol from the premises by a person residing there; or
- (f) the supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so supplied; or
- (g) the supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of liquor so supplied, if the liquor is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises.
- (h) during the first twenty minutes after the above hours, the taking of alcohol from the premises unless the alcohol is supplied or taken in an open vessel.

2. No person under fourteen years of age shall be in the bar of licensed premises during permitted hours unless one of the following applies;

- a. He is the child of the holder of the premises licence.
- b. He resides in the premises, but is not employed there.
- c. He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to or from which there is no other convenient means of access or egress
- d. The bar is in a railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary

In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor.

An area is not a "bar" when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as an ancillary to their table meals.

3. The relaxation provisions in section 182 Licensing Act 1964 shall apply in relation to the provision of public entertainment in the premises by the reproduction of wireless (including television) broadcasts or music and singing solely provided by the reproduction of recorded sound.

Appendix C Conditions

1 Prominent, clear and legible notices should be displayed at all exits requesting that customers respect the need of local residents and to leave the premises and area quietly at an appropriate times before closing time announcements should be made reminding customers of the above.

2 Non-members are not allowed to be admitted after 22.30 hours.

COUNCILLOR T RAFIQ
Chair

(Note: The meeting started at 10.30am and ended at 11.50am)

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| Classification | Item No. |
|----------------|----------|
| Open / Closed | |

| | |
|--|---|
| Meeting: | Licensing Hearings Sub-Committee |
| Meeting date: | 24 April 2026 |
| Title of report: | AN APPLICATION FROM AN INTERESTED PARTY FOR A REVIEW OF THE PREMISES LICENCE UNDER THE LICENSING ACT 2003 IN RESPECT OF THE BLACK BULL, AINSWORTH ROAD, STARLING, BURY, BL8 2EY |
| Report by: | Executive Director (Corporate Core) |
| Decision Type: | Council |
| Ward(s) to which report relates | Church |

Executive Summary:

This report relates to an application pursuant to section 51 of the Licensing Act 2003 from an Interested Party for a review of the premises licence in respect of Black Bull, Ainsworth Road, Starling, Bury, BL8 2EY

Recommendation(s)

That:

The options available to the Members of the Committee are as follows: -

- No Action
- Modify Conditions.
- Remove Designated Premises Supervisor (DPS)
- Suspend the Licence for a period not exceeding three months
- Exclude Licensable Activity
- Revoke the Licence

1.0 BACKGROUND

1.1 The Licensing Act 2003 and the Licensing Act 2003 (Hearings) Regulations are the relevant legislation.

- 1.2 The Panel will make a decision on the day of the hearing and the parties will be notified subsequently of the decision and the reasons for it by letter from the Licensing Office.
- 1.3 The Premises Licence in respect of Black Bull, Ainsworth Road, Starling, Bury, BL8 2EY, is held by Daniel Thwaites, Myerscough Road, Mellor Brook, Blackburn, Lancashire, BB2 7LB. Mrs Jill Henfrey, 67 Greenhill Road, Bury, BL8 2LL is the Designated Premises Supervisor

2.0 PROCEDURE

- 2.1 The Interested Party has complied with all the necessary procedural requirements laid down by the Act.
- 2.2 As part of the statutory process the Responsible Bodies and Interested Parties are entitled to make representations in relation to the review of a licence. The Licensing Authority has given Notice of the application by placing a Notice on the premises, at the Council Offices and on the Council web site. Where further relevant representations are made by either the Responsible Authorities or from local residents / businesses and not withdrawn, Members are required to determine them.
- 2.3 Representations must be relevant to the licensing objectives defined within the Act. The objectives are:-
 - a) the prevention of crime and disorder
 - b) public safety
 - c) prevention of public nuisance and
 - d) protection of children from harm

3.0 CURRENT LICENSABLE ACTIVITIES

- 3.1 The current licensable activities are as follows:

a. Opening Hours

| | |
|--------------------|----------------|
| Monday to Thursday | 10.00 to 00.30 |
| Friday to Saturday | 10.00 to 01.30 |
| Sunday | 10.00 to 00.30 |

b. Retail Sale of Alcohol (On and Off the Premises)

| | |
|--------------------|----------------|
| Monday to Thursday | 10.00 to 00.00 |
| Friday to Saturday | 10.00 to 01.00 |
| Sunday | 10.00 to 00.00 |

c. Live Music (Indoors)

| | |
|--------------------|----------------|
| Monday to Thursday | 10.00 to 22.30 |
| Friday to Saturday | 10.00 to 23.00 |

Sunday 10.00 to 22.30

d. Recorded Music (Indoors)

Monday to Thursday 10.00 to 22.30

Friday to Saturday 10.00 to 23.00

Sunday 10.00 to 22.30

Non Standard Timings

The permitted hours for Non Standard Timings are as follows:

Live Music

New Years Day from 11.00 hours - 00.00 hours

New Years Eve from 11.00 hours - 01.00 hours the following day

Friday and Saturday of Easter, May Bank, Spring Bank and August Bank
Holidays

24th, 26th, 27th and 28th December from 10.00 hours to 00.00 hours

Recorded Music

New Years Day from 10.00 hours - 01.00 hours the following day

New Years Eve from 10.00 hours - 01.00 hours the following day

24th, 26th, 27th and 28th December from 10.00hours - 00.00 hours

Supply of Alcohol

New Years Eve from 10.00 hours on 31st December to 01.00 hours on 2nd
January

Friday and Saturday of Easter, May Bank, Spring Bank and August Bank
Holidays from 10.00 hours - 01.30 hours the following day

24th, 26th, 27th and 28th December 10.00 hours - 01.30 hours the following
day

Hours Premises are Open to the Public

New Years Eve from 10.00 hours on 31st December to 01.30 hours on 2nd
January

Friday and Saturday of easter, May Bank, Spring bank and August Bank
Holiday from 10.00 hours to 02.00 hours the following day

24th, 26th, 27th and 28th December from 10.00 hours to 02.00 hours the
following day

The times permitted on the current premises licence for recorded music and live
music is no longer required due to the Live Music Act 2012.

4.0 REPRESENTATIONS FROM AN INTERESTED PARTY

4.1 The Interested Party will shortly expand upon the reason(s) for their application to review the Premises Licence in relation to these premises. The review application is at appendix 1.

5.0 REPRESENTATIONS FROM INTERSETED PARTIES

5.1 The Licensing Service have received 4 representations in favour of the premises licence. Each interested party have been invited to the hearing to make their representations to the Sub-Committee. These representations are contained at Appendix 2.

6.0 The conditions attached to the premises licence are contained with Appendix 3.

7.0 SECTION 182 LICENSING ACT GUIDANCE (February 2026)

Section 10.2 states the following: -

Conditions include any limitations or restrictions attached to a licence or certificate and essentially are the steps or actions that the holder of the premises licence or the club premises certificate will be required to take or refrain from taking in relation to the carrying on of licensable activities at the premises in question. Failure to comply with any condition attached to a licence or certificate is a criminal offence, which on conviction is punishable by an unlimited fine or up to six months' imprisonment. The courts have made clear that it is particularly important that conditions which are imprecise or difficult for a licence holder to observe should be avoided.

Section 11.2 states the following: -

At any stage, following the grant of a premises licence or club premises certificate, a responsible authority, or any other person, may ask the licensing authority to review the licence or certificate because of a matter arising at the premises in connection with any of the four licensing objectives. These are attached at Appendix 3.

Section 11.7 states the following: -

In every case, any application for a review must relate to particular premises in respect of which there is a premises licence or club premises certificate and must be relevant to the promotion of one or more of the licensing objectives. Following the grant or variation of a licence or certificate, a complaint regarding a general issue in the local area relating to the licensing objectives, such as a general (crime and disorder) situation in a town centre, should generally not be regarded as relevant unless it can be positively tied or linked by a causal connection to particular premises, which would allow for a proper review of the licence or certificate. For instance, a geographic cluster of complaints, including along transport routes related to an individual public house and its closing time, could give grounds for a review of an existing licence as well as direct incidents of crime and disorder around a particular public house.

8.0 OBSERVATIONS

8.1 After hearing the representations made and the evidence presented, Members are obliged to determine the application with a view to promoting the licensing

objectives and having regard to the Authority’s Licensing Policy and National Guidance.

Community impact/links with Community Strategy

Not Applicable

Equality Impact and considerations:

Under section 149 of the Equality Act 2010, the ‘general duty’ on public authorities is set out as follows:

A public authority must, in the exercise of its functions, have due regard to the need to -

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;*
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;*
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.*

The public sector equality duty requires us to consider how we can positively contribute to the advancement of equality and good relations, and demonstrate that we are paying ‘due regard’ in our decision making in the design of policies and in the delivery of services.

| | |
|---|---|
| Equality Analysis | <i>Please provide a written explanation of the outcome(s) of either conducting an initial or full EA.</i> |
| <i>The Licensing Service have considered the Equality Act 2010 and due to each application being dealt with on its own merits there is no positive or negative on any of the protected characteristics.</i> | |

Assessment of Risk:

The following risks apply to the decision:

| Risk / opportunity | Mitigation |
|---------------------------|-------------------|
|---------------------------|-------------------|

| | |
|--|--|
| There are no specific issues from the report other than potential costs/risks associated with legal appeals. | |
|--|--|

Consultation:

Not Applicable

Legal Implications:

Yes, under the legislation the Council is required to determine representations. The report is in accordance with the appropriate legislation.

Financial Implications:

The cost of the licensing function are funded through the fees and charges levied by the Council. There may be additional costs if appeals are lodged with the Magistrates and Crown Courts.

Report Author and Contact Details:

For further information on the details of this report, please contact:

Mr M Bridge
Licensing Office
Town Hall
Bury
Telephone No: 0161 253 5209
Email: m.bridge@bury.gov.uk

Background papers:

List of Background Papers:-
Application form
Representation received

Please include a glossary of terms, abbreviations and acronyms used in this report.

| Term | Meaning |
|------|---------|
| | |

Appendix One

Review application for Off Licence and supplementary Evidence

Appendix Two

Representations in favour of the Premises Licence

Representor 1

Sent: 13 March 2026 14:01

To: Licensing

Subject: [EXTERNAL] The Black Bull Bury

To whom it may concern,

I am writing to express my disgust regarding the untrue comments that have been made about the Black Bull! The pub is an incredible community where everyone is welcome! The pub has an amazing kids menu followed by colouring activities for them! It is a warm environment for families and I often visit with my young children. This outrageous accusation made is a complete lie.

Representor 2

Sent: 13 March 2026 13:44

To: Licensing

Subject: [EXTERNAL] blackbull lower Croft road

I regularly visit this pub with my family and can honestly say it is one of the best around. The atmosphere is always welcoming, friendly, and safe for everyone. As a family, it's important to us that we feel comfortable when we go out together, and this pub provides exactly that every time we visit.

The staff are always polite, professional, and make a real effort to ensure customers are looked after. The environment is well managed and respectful, which makes it a great place for families as well as the wider community.

It's clear that the pub is run responsibly and with the local community in mind. We have never experienced any problems during our visits, and it has always been a pleasant and enjoyable place to spend time together.

In my opinion, it's exactly the kind of safe, friendly, community pub that every area should have.

Representor 3

Sent: 05 April 2026 11:53

To: Licensing <Licensing@bury.gov.uk>

Subject: [EXTERNAL] Re: The Black Bull

Hi,

It's come to our attention recently that a complaint has been lodged against the landlady of The Black Bull on Lowercroft Road in Bury.

We were in the pub on the day that man complained to Jill, the landlady, about another customer swearing near the bar because he was with a child. When Jill explained that she couldn't be expected to stop every customer from randomly swearing the man became abusive himself and quite aggressive. It was at this point Jill told him to leave adding that he was barred.

I witnessed this exchange and Jill was calm and handled the situation very professionally. She is very popular with everyone especially the regulars and is always welcoming and friendly. Unfortunately this man's attitude gave Jill little option but to ask him to leave and to not come back.

So I hope this horrible man's complaint won't be taken too seriously.

Representor 4

Sent: Wednesday, April 01, 2026 14:34

To: Licensing <Licensing@bury.gov.uk>

Subject: [EXTERNAL] License Review - Black Bull Ainsworth

Dear [Licensing Officer / Licensing Department],

I am writing as a regular customer of the Black Bull to express my concern regarding allegations I understand have been made against the premises.

As someone who frequents the pub, I have always found it to be a well-run, safe, and responsibly managed establishment. The staff are professional, and there is a clear emphasis on maintaining a respectful and secure environment for both customers and employees.

I have also been made aware, through general discussion, that the individual responsible for these allegations was previously barred from the premises due to inappropriate behaviour involving members of staff. If this is correct, it is deeply concerning that such an individual is able to make complaints which could negatively impact a reputable local business without clear supporting evidence.

While I fully appreciate the importance of the licensing authority investigating complaints, I feel strongly that unsubstantiated or potentially malicious allegations should be treated with appropriate caution. Allowing the licensing process to be used in this way risks unfairly damaging businesses that are otherwise operating responsibly and in accordance with their obligations.

From my own experience, the Black Bull promotes a safe and welcoming atmosphere and appears to take its responsibilities under the licensing objectives seriously, particularly with regard to staff welfare and customer safety.

I would respectfully ask that any action taken in relation to these allegations is based on verified evidence and a fair assessment of the circumstances, including the

credibility and motives of the complainant.

Thank you for your time and consideration.

Appendix Three Conditions of the Current Premises Licence

LICENSING ACT 2003

CONDITIONS ATTACHED TO THE GRANT OF THIS LICENCE

- 1/ Staff to be continually trained in relation to the Licensing objectives and requirements of the Licensing Act 2003.
- 2/ All emergency lighting, fire exits, escape routes, fire safety equipment including fire alarms, electrical and gas installations should be regularly checked to ensure that they are properly maintained and in good working order.
- 3/ Prominent, clear and legible notices should be displayed at all exits requesting that customers respect the need of local residents and to leave the premises and area quietly and at an appropriate time before closing, announcements should be made reminding customers of the above.
- 4/ All external doors and windows to be kept closed when entertainment is in progress except for access.
- 5/ All external windows to be kept locked with keys for locks retained by the management only.
- 6/ No music to be played in the external areas of the premises after 2200 hours.
- 7/ Proof of identity/age should be required and satisfied before allowing entry of person(s) who appear may be under 18 years of age and wish to purchase/consume alcohol.
- 8/ Persons under the age of 18 years to be excluded from the premises on those occasions which the management deem appropriate and subject to the entertainment and activities taking place.

Appendix C Non Standard Timings

The permitted hours for Non Standard Timings are as follows:

Live Music

New Years Day from 11.00 hours - 00.00 hours
New Years Eve from 11.00 hours - 01.00 hours the following day
Friday and Saturday of Easter, May Bank, Spring Bank and August Bank Holidays

24th, 26th, 27th and 28th December from 10.00 hours to 00.00 hours

Recorded Music

New Years Day from 10.00 hours - 01.00 hours the following day

New Years Eve from 10.00 hours - 01.00 hours the following day

24th, 26th, 27th and 28th December from 10.00hours - 00.00 hours

Supply of Alcohol

New Years Eve from 10.00 hours on 31st December to 01.00 hours on 2nd January

Friday and Saturday of Easter, May Bank, Spring Bank and August Bank Holidays from 10.00 hours - 01.30 hours the following day

24th, 26th, 27th and 28th december 10.00 hours - 01.30 hours the following day

Hours Premises are Open to the Public

New Years Eve from 10.00 hours on 31st December to 01.30 hours on 2nd January
Friday and saturday of easter, May Bank, Spring bank and August Bank Holiday from 10.00 hours to 02.00 hours the following day

24th, 26th, 27th and 28th December from 10.00 hours to 02.00 hours the following day

Appendix D

Conditions Imposed at a Hearing

1/ The premises shall be cleared of customers by:

Monday - Thursday 00.30 hours

Friday and Saturday 01.30 hours

Sunday 00.30 hours

Friday & Saturday of Easter, May Bank, Spring Bank and August Bank Holidays and 24th, 26th, 27th and 28th December 02.00 hours

2/ All external doors and windows to be kept closed when regulated entertainment is being provided except in cases of emergency.

Condition Added Following Variation of Licence

1/ Any external areas used by customers for the purpose of the consumption of alcohol will cease to be so used by no later than 22:00 each day.

Evidence Pack - Final

| | |
|--|---|
| Premises name: | <i>Black Bull</i> |
| Premises address: | <i>Ainsworth Road Starling Bury BL8 2EY</i> |
| Name of Premises Holder: | <i>Daniel Twaites Plc</i> |
| Designated Premises Supervisor: | <i>Mrs Jill Henfrey</i> |
| Your name: | ████████████████████ |
| Date of submission: | <i>7th April 2026</i> |

Executive Summary

This updated evidence submission has been prepared to provide a clear, factual account of the issues arising from the operation of The Black Bull during the 28-day review period running from 11 March 2026 to 8 April 2026. It builds upon the original submission dated 10 March 2026, which remains fully relevant. All key elements from that earlier submission are retained and incorporated here for completeness.

During the review period, there has been a significant escalation in public urination incidents, with nine further cases recorded since 11 March alone. These incidents continue a long-standing pattern of behaviour linked to patrons of the premises and demonstrate that the problems identified in the original submission are ongoing, predictable, and unmanaged. Several of the incidents occurred before 8:00 pm, at times when children and families routinely use the walkway and surrounding residential areas.

For consistency, this evidence pack uses the term “8:00 pm Child Watershed” to denote the latest point in the evening before which children have been observed accessing or passing through the residents’ parking area. This terminology is used solely to present timings in a clear and repeatable format and to highlight incidents occurring at times when children are likely to be present.

In addition to the continued public urination, the review period has also seen:

- **Attempts by unknown individuals to access the rear of residential properties**, followed by urination against the building.
- **Damage to the residents’ gate handle**, raising concerns about safety, access, and the security of vulnerable residents.
- **Neighbour reports of being approached by the landlady**, creating anxiety and discouraging participation in the statutory review process.
- **Changes to external signage**, including the unexplained relocation of a key sign during the review period.
- **Further CCTV observations** of behaviour causing unease among residents.

These events reinforce a wider pattern of poor management control, insufficient preventative measures, and a lack of effective engagement with the concerns raised by residents and the Council's ASB Team. Despite repeated reports, correspondence, and requests for action, the issues continue unabated.

The evidence presented in this pack is intended to assist the Licensing Authority in determining whether the premises is being operated responsibly and whether the ongoing issues represent risks to residents, local amenity, and the welfare of children. The material demonstrates that the problems are not isolated or historic but current, repeated, and escalating, and that they continue to have a direct and negative impact on the surrounding residential community.

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1. Chronology Table – Since Start of 28-day Review

Most recent incident at the top - highlighted in yellow, incidents recorded prior to the 8:00 pm Child Watershed

| Date | Time | Incident Type / Action | Summary | Evidence Ref | Note |
|------------|-----------------------------|------------------------|--|--------------|---|
| 7/4/2026 | Production of this document | | | | |
| 6/4/2026 | 01:18 | Anti social behaviour | | | ASB823511220 |
| 30/3/2026 | | Observation | sign positioned on the right-hand side | Section 5 | Suspect taken down |
| 28/3/2026 | 02:26 | Anti social behaviour | | | ASB819715074 |
| 26/3/2026 | 18:01 | Anti social behaviour | | | ASB818786991 |
| 26/3/2026 | 16:36 | Anti social behaviour | | | ASB818727985 |
| 21/03/2026 | 01:37 | Anti social behaviour | | | ASB816466757 |
| 19/03/2026 | 19:15 | Anti-social behaviour | | | ASB815461535 |
| 18/03/2026 | 18:49 | Anti social behaviour | | | ASB816463339 |
| 18/03/2026 | 00:11 | Anti-social behaviour | | | ASB814454593 |
| 13/3/2026 | | Observation | Broken Gate handle - Reported to Housing Repair Suspected damaged caused last night | | Gate handle forcibly removed. Gate now significantly harder to open from outside. Lock discovered on residents' side. Did not operate lock. Safety and access concerns increased. |
| 12/3/2026 | | Anti-social behaviour | Unwelcomed visit & Public Urination | ASB811108484 | Three unknown males entered the rear communal area of the flats from the pub, appeared to attempt access, and one then urinated against the rear wall before all three left. |
| 11/3/2026 | Start of 28-day review | | | | |
| 10/3/2026 | | | Application Approved | | Website Start of 28 Day consultation |

2. Summary of Grounds

The grounds for this submission are based on clear, repeated, and escalating issues arising from the operation of The Black Bull. These issues directly affect residents, local amenity, and child safety. The key grounds are:

2.1. Persistent Public Urination Incidents

There is a long-standing and well-documented pattern of patrons urinating in the residents' parking area and surrounding walkways. Multiple incidents have occurred during the 28-day review period.

2.2. Risk of Harm to Children

A number of incidents occurred at times when children were using the walkway or returning from school. The behaviour observed — including urination in open view — presents a clear safeguarding concern.

2.3. Evidence of Poor Management Control

The premises has repeatedly failed to implement or maintain basic preventative measures, including required signage. There is a consistent pattern of inaction, delayed responses, and unverified claims regarding compliance.

2.4. Failure to Uphold Licensing Responsibilities

Despite repeated reports and correspondence, the issues continue unabated. The premises has not demonstrated effective steps to prevent nuisance, protect children, or manage patrons leaving the premises.

3. Incident Logs

Section One (page 2) in the original submission

3.1. ASB Incident Log – Taken from my requests section in ‘MyBury’ portal on the council’s website.

Most recent case at the top

| Case ID | Process | Case Start Date | Notes |
|--------------|-----------------------|---------------------|------------------|
| ASB823511220 | Anti-social behaviour | 07/04/2026 04:25:05 | Public Urinating |
| ASB819715074 | Anti-social behaviour | 30/03/2026 06:36:07 | Public Urinating |
| ASB818786991 | Anti-social behaviour | 27/03/2026 11:44:52 | Public Urinating |
| ASB818727985 | Anti-social behaviour | 27/03/2026 09:58:58 | Public Urinating |
| ASB816466757 | Anti-social behaviour | 23/03/2026 05:33:25 | Public Urinating |
| ASB816463339 | Anti-social behaviour | 23/03/2026 05:19:40 | Public Urinating |
| ASB815461535 | Anti-social behaviour | 20/03/2026 06:29:36 | Public Urinating |
| ASB814454593 | Anti-social behaviour | 18/03/2026 11:37:21 | Public Urinating |
| ASB811108484 | Anti-social behaviour | 12/03/2026 08:40:53 | Public Urinating |
| ASB809195991 | Anti-social behaviour | 09/03/2026 07:04:05 | Public Urinating |
| ASB805378407 | Anti social behaviour | 02/03/2026 08:06:57 | Public Urinating |
| ASB805027688 | Anti social behaviour | 01/03/2026 08:04:10 | Public Urinating |
| ASB805023007 | Anti social behaviour | 01/03/2026 07:38:04 | Public Urinating |
| ASB800778838 | Anti social behaviour | 19/02/2026 05:17:40 | Public Urinating |
| ASB790562526 | Anti social behaviour | 26/01/2026 08:14:12 | Public Urinating |
| ASB790551103 | Anti social behaviour | 26/01/2026 07:29:01 | Public Urinating |
| ASB790537902 | Anti social behaviour | 26/01/2026 06:18:37 | Public Urinating |
| ASB790531191 | Anti social behaviour | 26/01/2026 05:29:46 | Public Urinating |
| ASB773406186 | Anti social behaviour | 14/12/2025 07:02:35 | Public Urinating |
| ASB773404426 | Anti social behaviour | 14/12/2025 06:10:20 | Public Urinating |
| ASB761928533 | Anti social behaviour | 02/11/2025 14:11:27 | Public Urinating |
| ASB761913204 | Anti social behaviour | 02/11/2025 12:39:58 | Public Urinating |
| ASB761913204 | Anti social behaviour | 02/11/2025 12:39:58 | Public Urinating |
| ASB761905790 | Anti social behaviour | 02/11/2025 12:00:05 | Public Urinating |
| ASB761900781 | Anti social behaviour | 02/11/2025 11:29:41 | Public Urinating |
| ASB761900781 | Anti social behaviour | 02/11/2025 11:29:41 | Public Urinating |
| ASB761435677 | Anti social behaviour | 31/10/2025 07:03:05 | Public Urinating |
| ASB759605342 | Anti social behaviour | 24/10/2025 08:25:41 | Public Urinating |
| ASB736502505 | Anti social behaviour | 04/08/2025 06:27:24 | Public Urinating |

4. Incident Reports, Photos & Video Screen Shots

In the following sub-sections, I have included full details of several submissions. I have also added a number of serious incidents.

I consider this behaviour to present a risk to children, as the incidents took place during Sunday afternoon when many families with children use the walkway and school days.

Serious Incident ASB759605342

ASB Submitted Detail

Your reference number is ASB759605342.

Thank you for submitting Anti social behaviour

Please give us a brief overview of the incident: Urinated in the parking area after visiting the Black Bull, Bury





What type of incident is it?: Intimidation or abuse

Please give us further information about the incident (whats happening/time of day etc):

On 14 October 2025 at 15:44 a white VW Golf registration [REDACTED] arrived at the residents' parking area, Harrogate Square, Bury BL8 2UD. The driver (grey top; black shorts; light tan working boots) met the driver of a black Range Rover and both walked to the Black Bull Pub via the walkway. At 17:14 they returned from the pub and the owner/driver of the Golf urinated in the driveway of a resident. He then returned to the Golf, collected items, joined the Range Rover driver and left. The Golf remained parked overnight occupying a resident's parking space and was recovered on 15 October. Video evidence of the urination is attached.

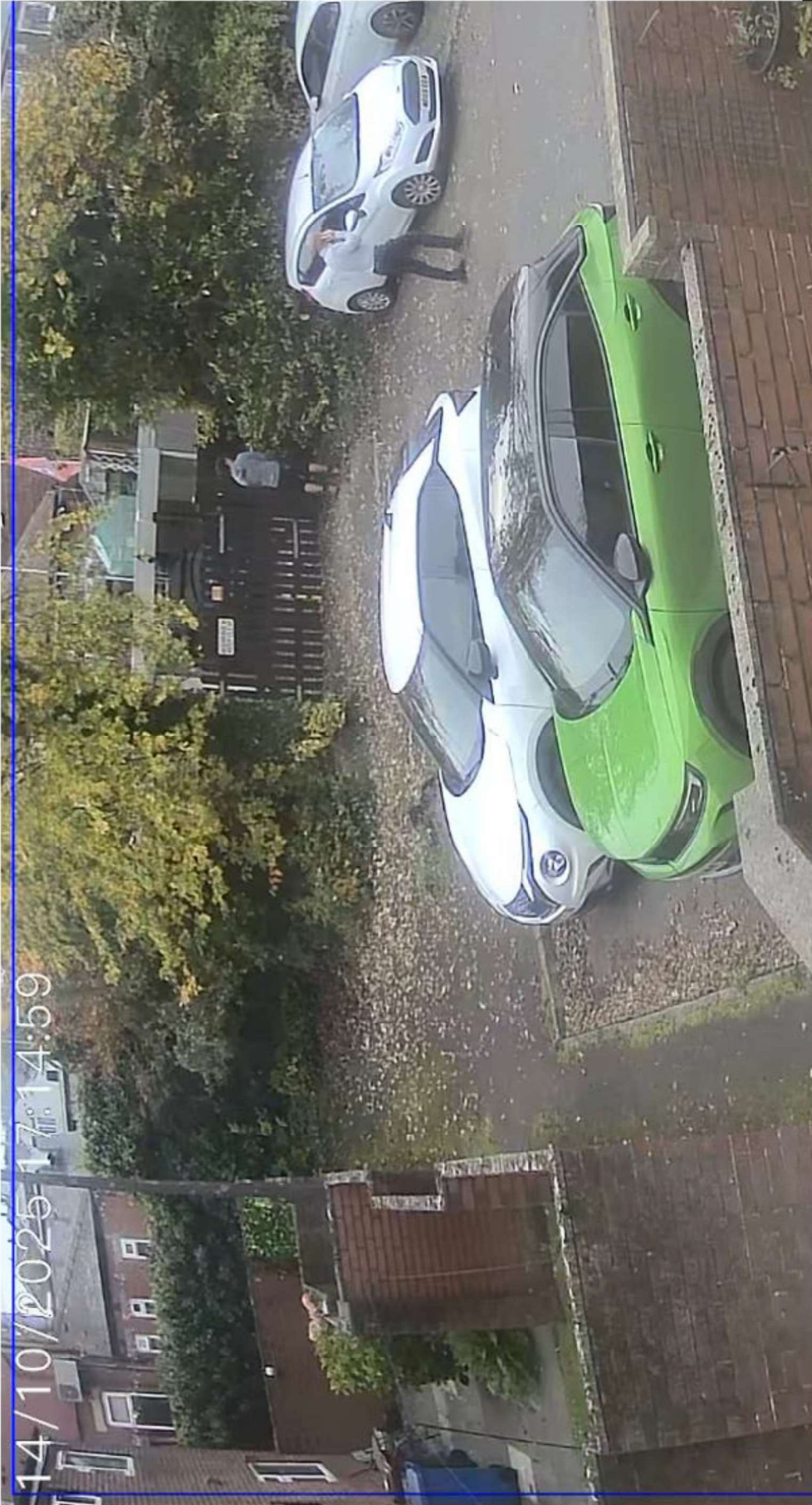
Please describe where the incident(s) took place: Residents Parking Area, Harrogate Square, Lowercroft, Bury BL8 2UD

Details...

| | | | |
|---|--|--|---|
| <p>Video Footage – Screenshots</p> <p>ASB759605342 – 14 October 2025 – School Term Day</p> <p>Persons involved...</p> <p>MALE ONE – Gray Hoodie Top, Black Shorts – Driver of White VW Golf MALE TWO – Blue Shirt, Dark Trousers – Driver of a Black Range Rover (regular patron of The Black Bull)</p> <p>Location: Residents Parking Area, Harrogate Square, Lowercroft, Bury BL8 2UD</p> | |  |  |
| <p>17:16 – MALE ONE returns to his Golf and collected items</p> | <p>17:16 – MALE TWO, returns to his Range Rover and reverses out, waiting for MALE ONE to join him</p> |  |  |
| <p>15:44 – Two males arrive at Harrogate Square Residents Parking Area, in different vehicles, they then exited via walkway towards The Black Bull</p> | <p>17:14 - They returned after 1 hour 30 minutes</p> |  |  |
| <p>17:15 – MALE ONE - Owner/driver of the Golf then urinated in the gated driveway of a resident's house, for around 40 seconds, the image shows MALE TWO, on his mobile, walking towards his Range Rover</p> |  | <p>09:11 on 15 OCT. – MALE one, returns the next morning to recover his dumped car, given a lift in white sports car, loads items into his car and drives away</p> | |

Notes

- The incident was reported to the [Anti-Social Behaviour team](#) at Bury Council, via the web portal, reference: ASB759605342
 - Full incident details
 - Snapshots of the footage
 - Edited video, the portal restricts download file size
- We have been allocated an Anti-Social Behaviour Caseworker, due to the ongoing incidents at Harrogate Square, contact...
- Complete video footage, in MP4 format, available upon request



Snapshot from video footage taken on Tuesday 14 October 2025 at 5:14 pm, showing a patron of The Black Bull publicly urinating against a resident's gate in the Harrogate Square parking area (BL8 2UD). This occurred during a school day, at a time when Lowercroft Primary pupils use the nearby walkway; the incident was reported to Bury Council's ASB Team (Ref: ASB759605342).

Ref: Evidence Pack – Supporting Application for Review of Premises Licence – 10 March 2026 – Page 3 / Photo 001

Serious Incident

4.1. ASB800778838

ASB Submitted Detail

Your reference number is ASB800778838
Thank you for submitting Anti social behaviour

Please give us a brief overview of the incident: Public Urination, Patron of the Black Bul, Bury, Tuesday 17 Feb 2026

What type of incident is it?: Intimidation or abuse

Please give us further information about the incident (whats happening/time of day etc):

IC1 male, blue top, black trousers carrying a black jacket, driving a white ford transit van arrived at 17:36 on Tuesday 17 Feb 2026 and parked in the residents parking area of Harrogate Square, Bury – Image 1 and went to the Black Bull, Bury

At 22:17 he returned from the pub to his van, unlocked the vehicle opened the driver door – Image 2 , then some activity at the van seat. He then went to the rear of the van and urinated in the public parking area in front of a residents garage gates – Image 3.

He then returned to the front of the van and drove off.

I attach an edited video, I have the full video, available upon request.

Note: On-going issues – [REDACTED] Anti-Social Behaviour Caseworker, aware.

Please describe where the incident(s) took place: Residents Parking Area, Harrogate Square, Lowercroft, Bury BL8 2UD



Photo 002 - Detail - ASB800778838

Serious Incident

4.2. ASB809195991

ASB Submitted Detail

Your reference number is ASB809195991.
Thank you for submitting Anti social behaviour

Please give us a brief overview of the incident: Public Urination, Patron of the Black Bul, Bury, Sunday 8 March 2026 16:43

What type of incident is it?: Intimidation or abuse

Please give us further information about the incident (whats happening/time of day etc): At approximately

4:40pm on Sunday afternoon 8 March 2026, an IC1 male wearing an azure blue top, black trousers, and a black

baseball cap left the Black Bull, Bury. He walked around the residents' parking area before urinating in the

walkway, at a time when many families with young children were passing.

He then returned to the pub, I am confident that the pub's CCTV will confirm he was patron.

I consider this behaviour a risk to children and wholly unacceptable in a residential area.

Please find attach video snapshot

I have the full video if requested

REF: Ongoing incidents at Harrogate Square - [REDACTED], Anti-Social Behaviour Caseworker

Please describe where the incident(s) took place: Residents Parking Area, Harrogate Square, Lowercroft, Bury BL8 2UD



This is very serious...

Photo 003 Detail - ASB809195991 - 08/03/2026 16:43 SUN

4.3. MyBury ASB submissions

4.3.1. List is covered in section 3.1

Other screen shots taken from submitted videos. While some of the still images are lower quality, the full video footage clearly substantiates each incident as public urination.



Photo 004 Detail – ASB805378407 - 01/03/2026 22:45 SUN



Photo 005 Detail – ASB773406186 – 14/12/2025 00:35 SUN - With dog



Photo 006 Detail – ASB790551103 – 08/01/2025 6:35 PM - IC1 male, pink shirt and jeans

5. 28 Day Review Period

Over the last few months, I have observed an increase in Public Urination Incidents as noted in Section 3.1, for clarity, here is a summary...

| Month 2026 | Number of Public Urination Incidents |
|-------------------------------|--------------------------------------|
| February | 4 Incidents |
| March | 12 Incidents |
| Since the Start of the Review | 9 Incidents |

This reflects a clear increase in recent weeks, particularly since the review began.

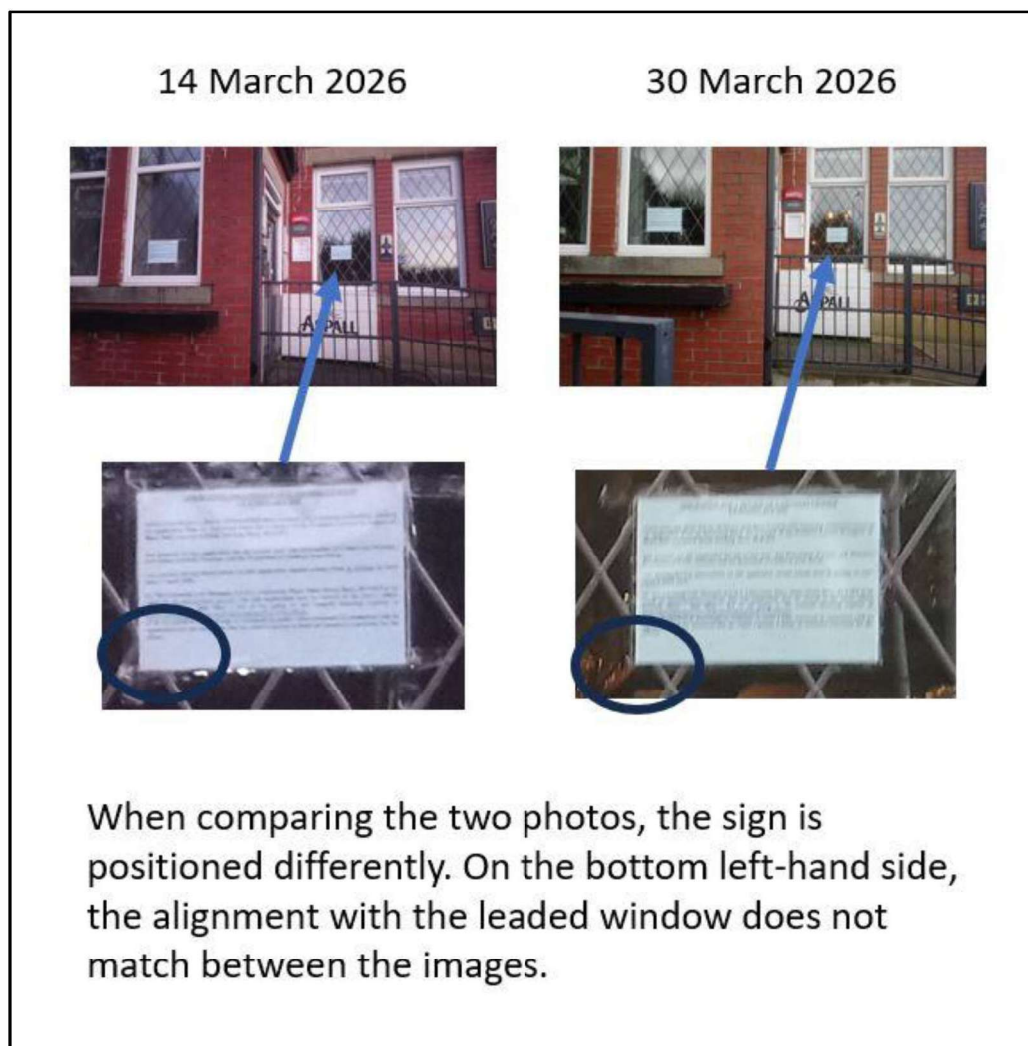
Complied notes relating to incidents since 11th March 2026

Most recent incident at the top

Record Note – Signage Observation (Date: 30 March 2026)

Summary of Event While passing The Black Bull, I observed that one of the external signs had been relocated. Based on its position and fixings, it appears the sign may have been removed and later reinstated.

Additional Observation If it is claimed that rain caused the sign to move, this does not align with the physical layout. The sign in question is the most visible and is positioned in a location that is better protected from rainfall than other signage, which remained unaffected. This makes weather-related displacement unlikely.



My Concern During an active licensing review, changes to required signage may be relevant to compliance and should be recorded. The inconsistency between the explanation and the physical conditions warrants noting.

Action Taken Observation logged for completeness. No further action at this stage.

Record Note – Neighbour Interaction (Date: 19 March 2026)

Summary of Event Today I had a brief and uncharacteristically abrupt conversation with a neighbour who normally engages in friendly discussion. He informed me that Jill Henfrey, landlady of The Black Bull, had approached him and accused him of submitting a written complaint regarding the blocking of the walkway to the pub.

Neighbour’s Response He stated clearly that he had not submitted anything or signed anything. He appeared upset, ended the conversation quickly, and said he wished to remain anonymous. He also expressed concern about becoming involved, noting that he lives alone. His behaviour was noticeably out of character.

My Concern The interaction suggests potential pressure or attempts to identify residents who may participate in the licensing review. I am concerned this may discourage residents from engaging with the statutory process.

Action Taken I reported the matter to the Licensing Team and asked that it be logged as part of the 28-day review period.

Additional Notes No further action taken with the neighbour. No names disclosed. No confrontation with the landlady.

Record Note – CCTV Observation (Date: 15 March 2026)

Summary of Event At 16:40, CCTV footage shows Earl arriving at the location with a group of friends. As the group enters the area, Earl raises his arm and points directly toward the window of my flat. The gesture is clearly visible on the recording. No audio is available, and the footage provides no additional context for the action.



Behaviour Observed The gesture appears deliberate, occurring immediately after arrival and before the group continues walking towards the Black Bull, via walkway. No further interaction or behaviour is captured in relation to this action. The intention behind the gesture cannot be determined from the footage alone.

My Concern Given the ongoing licensing review and recent resident reports of feeling pressured or identified, the gesture is concerning. While no motive can be inferred, the action may contribute to a wider pattern of behaviour that is causing unease among residents.

Action Taken The footage has been retained. This observation has been logged for inclusion within the 28-day review period and can be provided to the Licensing Team upon request.


6. Correspondence with Brewery / Premises Operators

Below is excerpts from my Thwaites Communication Log. I have kept a comprehensive log since August 2025 (some 20 pages) however, the supplied covers the main points that relate to this review. The shaded **summary notes** represent my personal, confidential observations and are not intended for general distribution.

Note:

- [REDACTED] is the Area Manager, with responsibility for The Black Bull.
- [REDACTED] line manager
- [REDACTED] is the Executive Chairman at Daniel Thwaites Plc

Sorted by date, newest at the bottom

| Action Date / Time From / To | Summary of Message | Detail |
|--|--|---|
| New Email Chain | | |
| <p><i>Email Sent</i></p> <p>04/01/2026 09:18</p> <p>To: [REDACTED] [REDACTED] [REDACTED]</p> | <p>Summary: Referred back to [REDACTED] [REDACTED] email of 1 July 2025 confirming an agreement that [REDACTED] [REDACTED] would ask customers not to park on Ashington Drive. Reported a serious breach of this agreement: [REDACTED] [REDACTED] silver hatchback was parked overnight in Harrogate Square’s residents’ parking area, occupying a marked disabled bay for over 24 hours (photographed 26 December 2025 at 15:50). Highlighted that this contradicts the previously stated commitment. Explained that, due to a prior harassment allegation and police visit, it was inappropriate to raise the matter directly</p> | <p><i>SUB: Black Bull, Bury Landlady Parking in Residents Area Holiday Event Response Request</i></p> <p>[REDACTED]</p> <p>Your email dated 1st July 2025, you advised...</p> <p><i>‘We have discussed the situation with [REDACTED] and agreed she will ask customers, when she is aware, not to park on Ashington Drive’.</i></p> <p>I would like to bring to your attention to a very disturbing incident that happened between Christmas and the New Year, [REDACTED] silver hatchback car was parked overnight in the residents’ parking area of Harrogate Square.</p>  <p>The photo was taken at 3:50 pm on 26th December 2025, in front of a ‘DISABLED PARKING ONLY’ sign.</p> <p>If the vehicle had been left for an hour or so while waiting for a space to become available in the pub’s car park, that would have been understandable. However, leaving it in the residents’ parking area for</p> |

| | | |
|---|--|--|
| | <p>with [REDACTED].</p> <p>Noted the impact on residents during the holiday period when parking demand is high. Requested comments from Thwaites.</p> <p>Tone: Firm, factual, and procedural. Highlights contradiction between agreed behaviour and actual conduct. Emphasises courtesy, safety, and resident impact while avoiding confrontation.</p> <p>Status: Awaiting response.</p> <p>Update: 1/3/2026 – no response</p> | <p>more than 24 hours is unacceptable and represents a clear breach of the commitment that was previously given.</p> <p>So, do we assume the ‘not to park on Ashington Drive’ agreement does not apply to her own car?</p> <p>(Email shortened for brevity. Full version available on request.)</p> |
| <p>New Email Chain</p> | | |
| <p><i>Email Sent</i></p> <p>20/2/2026 05:45</p> <p>To: [Thwaites Executive Team, 13 recipients]</p> | <p>Summary: Raised ongoing ASB concerns involving repeated public urination by patrons leaving The Black Bull, with 15+ incidents logged with Bury Council. Noted that residents hold timestamped video evidence and are willing to share if required. Referenced ASB Team guidance from October 2025 instructing the pub to install signage highlighting that public urination is unacceptable. Highlighted that ASB Officer [REDACTED] believes “ample signage” is in place, but residents have observed no signage</p> | <p><i>SUB: Request for Confirmation and Evidence of Signage at The Black Bull, Bury</i></p> <p>Dear Thwaites Brewery Team,</p> <p>I hope you are well.</p> <p>I am contacting you regarding the ongoing issue of patrons from The Black Bull, Bury, urinating in the Residents Parking Area to the rear of the premises, accessed via a walkway. This matter has been repeatedly reported to Bury Council’s Anti-Social Behaviour Team.</p> <p>We also hold time-stamped video evidence of recent incidents, which has been used when submitting reports to Bury Council’s Anti-Social Behaviour Team. We are happy to share this with you if required.</p> <p>The ABS team contacted the Black Bull in October 2025 and suggested ‘steps be taken to ensure that public urination is highlighted as unacceptable behaviour’, and requested ‘poster/signage be put on the door to the exit so patrons will have to read it when leaving the premises’.</p> <p>In a recent correspondence, ASB Officer [REDACTED] stated that she is satisfied with the Black Bull’s engagement and believes that “ample signage and warnings” have been provided to patrons.</p> <p>However, from the residents’ side, no signage relating to this issue is visible at all. I have checked when the pub was closed, and nothing can be seen through the windows or from the car park area. Neighbours</p> |

| | | |
|--|--|--|
| | <p>inside or outside the premises. Requested confirmation that signage has been installed, its exact locations, and photographs of it in situ. Clarified that entering the pub to check is not appropriate. Emphasised the need for visible, effective, and verifiable measures</p> | <p>have also confirmed that they have not observed any signage when visiting the pub over the last few weeks.</p> <p>To ensure clarity and transparency, and to help resolve this matter constructively, I would be grateful if you could provide:</p> <ul style="list-style-type: none"> • Confirmation that signage has been installed • The exact locations where the signage has been placed • Photographs of the signage in situ <p>For safety and appropriateness reasons, I have no intention of entering the pub to check this myself, so any confirmation or photographic evidence you can provide would be appreciated.</p> <p>Given the ongoing nature of the problem and the impact on neighbouring properties, it is important that any measures taken are visible, effective, and verifiable.</p> <p>Thank you for your assistance. I look forward to your response.</p> <p>Kind regards, [REDACTED]</p> |
| <p><i>Email Sent</i></p> <p>25/02/2026 08:11</p> <p>To: [Thwaites Executive Team, 12 recipients]</p> | <p>Summary: Followed up on the original email sent 20 February 2026, which had received no acknowledgement. Reiterated the seriousness of ongoing ASB linked to The Black Bull, including 15+ logged incidents of public urination in the residents’ parking area. Requested confirmation that required signage had been installed, including its locations and photographs of it in situ. Asked for a prompt response.</p> | <p><i>SUB: Follow up: Request for Confirmation of Signage at The Black Bull, Bury</i></p> <p>Dear Thwaites Team,</p> <p>I am following up on my email of Friday, 20th February 2026, which has not yet received any acknowledgement or response.</p> <p>Given the seriousness of the ongoing ASB issues linked to The Black Bull — including over 15 recorded incidents of public urination in the residents’ parking area — I had expected at least confirmation that my enquiry was being reviewed.</p> <p>To reiterate, I requested:</p> <ul style="list-style-type: none"> • confirmation that signage has been installed • the locations of any signage • photographs of the signage in situ <p>This information is important for clarity, transparency, and for resolving the matter constructively.</p> <p>I would appreciate a prompt response.</p> <p>Kind regards, [REDACTED]</p> |
| <p>Email Received</p> | <p>Summary: The brewery acknowledged</p> | <p><i>SUB: Follow up: Request for Confirmation of Signage at The Black Bull, Bury</i></p> |

| | | |
|---|--|--|
| <p>25/02/2026</p> <p>From: Richard Bailey</p> | <p>receipt of [REDACTED] message and stated it has been passed to the “appropriate member of the team.” They instructed [REDACTED] to stop emailing the wider distribution list, describing it as “harassing” and unhelpful. They emphasised that the individual handling the matter is not included in the extended chain. They reiterated that the complaint will be addressed “in due course” and that they must follow their internal process.</p> <p>Tone: Defensive, dismissive, procedural, attempting to shut down wider communication.</p> <p>Note: [REDACTED] is the Executive Chairman at Daniel Thwaites Plc</p> | <p>[REDACTED] – I have passed your message on to the appropriate member of the team, please stop harassing all this extended email chain – it does not help your cause and the actual person dealing with this is not included.</p> <p>We will work through your complaint in due course, but we have a process to follow.</p> <p>Regards,</p> <p><[REDACTED]></p> |
| <p><i>Email Sent</i></p> <p>25/02/2026 08:42</p> <p>To: [REDACTED] [REDACTED] Executive Chairman, Daniel Thwaites Plc</p> | <p>Summary: [REDACTED] responded to the brewery’s message by correcting the claim of “harassment,” stating that he has sent only one initial email and one follow-up after a week with no acknowledgement. He emphasised that this is reasonable and proportionate when raising a complaint involving repeated ASB incidents linked to a licensed premises.</p> <p>[REDACTED] requested confirmation of the name and contact</p> | <p><i>SUB: Follow up: Request for Confirmation of Signage at The Black Bull, Bury</i></p> <p>Dear [REDACTED],</p> <p>Thank you for your email.</p> <p>For accuracy, I have sent one initial email and one follow-up after a week with no acknowledgement. This does not constitute harassment under any reasonable definition. It is entirely appropriate to expect a professional organisation to confirm receipt of a complaint, particularly where it relates to repeated ASB incidents linked to a licensed premises.</p> <p>You have stated that the matter has been passed to the appropriate member of your team. Please confirm the name and contact details of that individual so that communication can proceed through the correct channel.</p> <p>As previously outlined, there are now over 15 recorded incidents of public urination in the residents’ parking area, all logged through the Council’s reporting system. These are ongoing issues directly affecting</p> |

| | | |
|--|---|---|
| | <p>details of the individual now handling the matter, so communication can proceed through the correct channel. He reiterated that there are over 15 logged incidents of public urination in the residents' parking area, all recorded through the Council's reporting system, and highlighted that these issues fall within the responsibilities of both the premises licence holder and the brewery.</p> <p>He closed by requesting a professional and timely response from the appropriate team member in line with the brewery's internal process.</p> <p>Tone: Measured, factual, assertive, procedurally grounded. [REDACTED] challenges the inaccurate framing, re-centres the discussion on documented ASB incidents, and requests clarity on the responsible contact.</p> | <p>residents and fall squarely within the responsibilities of the premises licence holder and the brewery as the operating company.</p> <p>I look forward to a professional and timely response from the appropriate member of your team in line with your internal process.</p> <p>Regards, [REDACTED]</p> |
|--|---|---|

7. Resident Evidence

Section 5 (page 13) in the original submission

This section has been included solely to highlight the ongoing parking issues. It is not intended, nor should it be used, as a basis for any form of harassment by the management of the pub towards local residents.

Original Posted Document

From [REDACTED]

28th April 2025

Hello Neighbour,

I am sick and fed up with the abuse of our 'Resident Only' parking at Harrogate Square. The final straw was that today, I had to reject a delivery because the truck could not park near my flat.

| | |
|---|---|
|  | <p>I have also recently noticed that some vans arrive on Friday or Saturday evening and are not recovered until Monday morning!</p> <p><i>Photo taken April 2025 CND and CASE Construction Vans</i></p> |
|  | <p>The Police will remove Vehicles/Cars</p> <p><i>Photo taken on Sunday 27th April 2025</i></p> |

My request to the council will be...

1. Replace old 'Resident Only' signs with new, larger signs
2. Road Markings – see below
3. Security gate at the walkway to the left [REDACTED] – see below
4. Camera logging to vehicles entering the resident parking area, I have a contact for the option – see below
5. Wheel Clamping – yes, it is legal





I am proposing generating a petition list to present to the Bury Council. I have researched the process, details: <https://www.bury.gov.uk/council-and-democracy/petitions> I have printed copies if required.

I am generating a paper list of names and would be very grateful if you could sign. If you have any questions or comments, please do not hesitate to contact me

Once the list has been completed, I will submit the petition to...

Democratic Services
Bury Council
Knowsley Street
Bury
BL9 0SW

Also, I have advised our neighbourhood advisor [REDACTED], Bury Council Housing, HousingEnquiries@bury.gov.uk
I will keep you updated on the progress of the petition. When the camera system is installed, it will be easy to add authorised vehicles, via registration plates, to be added to the system.

Thanks for your assistance in this matter.

[REDACTED]
[REDACTED]
Address above

Presented signatures from residents

Petition for Harrogate Square Parking BL8 2UD signatures

My request to the council...

1. Replace old 'Resident Only' signs with new, larger signs
2. Road Markings
3. Security gate at the walkway to the left of [REDACTED]
4. Camera logging to vehicles entering the resident parking area, I have a contact for the option
5. Wheel Clamping

Following my recent letter, I am collecting names for my petition, May 2025

This will be forwarded to:
Democratic Services
Bury Council
Knowsley Street
Bury
BL9 0SW

| Organiser | Address | Signature |
|------------|------------|------------|
| [REDACTED] | [REDACTED] | [REDACTED] |

| Name | Address | Signature |
|------------|------------|------------|
| [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] |

Petition Harrogate Square Parking – May 2025 Page 1 of 4

| Name | Address | Signature |
|------------|---------|-----------|
| [Redacted] | | |
| [Redacted] | | |
| [Redacted] | | |
| [Redacted] | | |
| [Redacted] | | |
| [Redacted] | | |
| [Redacted] | | |
| [Redacted] | | |
| [Redacted] | | |
| | | |
| | | |
| | | |
| | | |

Petition Harrogate Square Parking – May 2025

Page 2 of 4.

Informal Reports

Statement following discussions with fellow residents

Over the last eighteen months there has been a marked increase in company vans using the Harrogate Square residents' parking area while attending the Black Bull for drinks. These vehicles are often left for extended periods, in some cases remaining parked for multiple days, strongly suggesting they have been abandoned following drinking sessions. This behaviour goes far beyond any reasonable or incidental use of the area and represents a misuse of a private residential facility intended for older and often mobility-impaired residents.

Residents have reported repeated inconvenience, blocked access, and a general sense that the parking area is being treated as an overflow or storage space rather than a retirement development with clear access needs and a duty of care. The presence of large commercial vehicles also increases noise, reduces visibility, and contributes to a feeling of reduced safety and control within the site.



Example clip of patrons of the Black Bull using the residents as overflow parking – 26th May 2025, 12:23

Incident reported to the management of Zarafa Group Limited with this response...

Thank you for bringing this to my attention. I have asked local management to investigate and report to me.

[REDACTED] *Group Managing Director*

The Black Bull's own car park has been significantly reduced following the major expansion of its outside beer garden. What was previously a functional parking area has now been limited to one disabled bay and only three usable spaces. This reduction has displaced a substantial amount of customer parking onto the surrounding residential areas, including Harrogate Square.

Several residents have reported the inconvenience this has caused, particularly for older people with mobility problems who rely on clear access to their homes. On at least one

occasion, access for an emergency ambulance was severely restricted due to vehicles associated with the pub obstructing the route. This incident highlights the risks created when a commercial venue expands its capacity without maintaining adequate parking provision, especially when located next to a retirement development with vulnerable residents.

8. Site Context and Supporting Material

Section 6 (page 20) in the original submission

Site View

The next page is an aerial photo of the area showing The Black Bull, The Rose & Crown, and the Residents' Location.

The majority of incidents occurred at the 'What3Words' location, link

<https://what3words.com/vows.joke.snow>



Aerial view showing the location of The Black Bull, The Rose & Crown, Lowercroft Primary School and the surrounding residential properties at Harrogate Square (BL8 2UD). Image illustrates the proximity of both licensed premises to residents' homes and the shared parking/walkway areas used daily by families and schoolchildren.
Ref: Evidence Pack – Supporting Application for Review of Premises Licence – 10 March 2026 – Page 20

Summary of Residents' Concerns

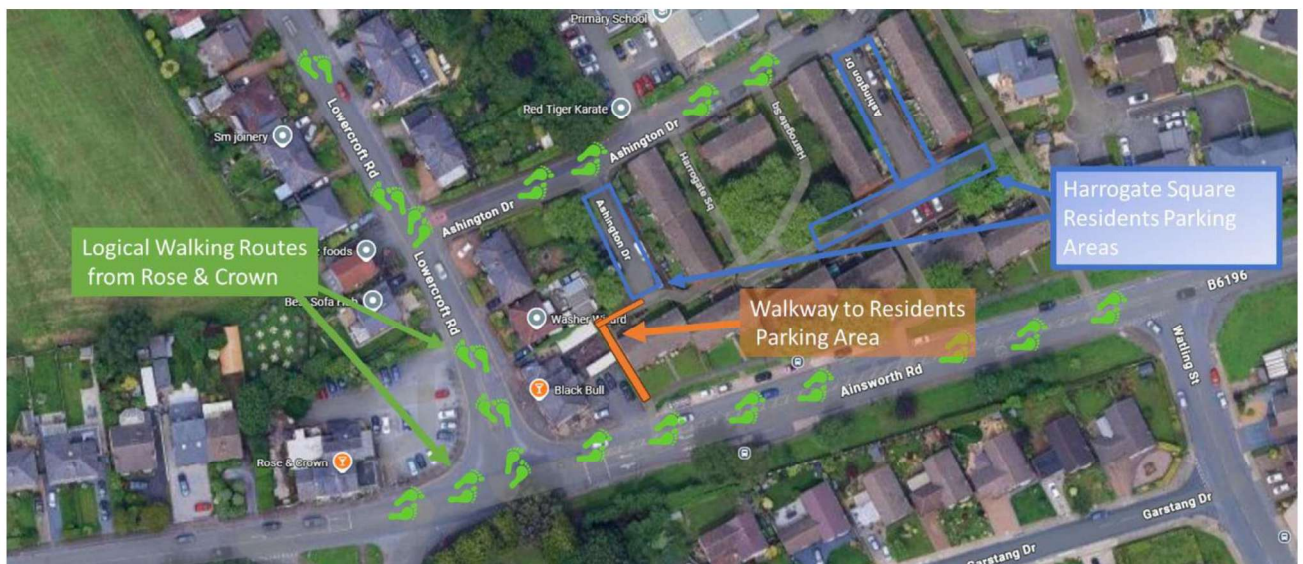
An increasing number of residents have reported that their visitors — including family members, carers, and essential support contacts — are often unable to find anywhere to park due to non-resident vehicles occupying the Harrogate Square parking area. This is particularly problematic in a retirement development where many residents rely on regular visits for social support, mobility assistance, and general wellbeing. When visitors are forced to park at a distance or abandon visits altogether, it has a direct and negative impact on residents' quality of life.

These difficulties have become more frequent as misuse of the parking area has increased, including school-run parking, pub-related parking, and company vans left for extended periods. The cumulative effect is that residents no longer feel they have reliable access to their own parking facilities, and many have expressed frustration, anxiety, and a sense of being overlooked.

This growing pattern of disruption is one of the key reasons I began preparing a formal parking petition to Bury Council. Residents have made it clear that the current situation is unsustainable and that formal intervention is now required to restore safe, predictable, and respectful use of the parking area.

Walking Routes

It has been suggested that the walkway is also been used by patrons of the Rose & Crown. The illustration below demonstrates that this is highly unlikely. It also highlights the walkway location in orange, clearly showing its position relative to both premises.



Newsletters

A3 newsletters have been hand-delivered, June 2025 & January 2026, to residents of Harrogate Square, the flats on Ainsworth Road, and Selby Walk. Each newsletter included a note offering residents the option to unsubscribe; no one has requested removal from the distribution list.

I received positive verbal feedback, as well as text and email responses acknowledging the updates and the work being undertaken. Examples include:

- “Received your leaflet, great job — couldn’t agree more.”
- “Great stuff, thanks for the update.” – Terry D
- “Hi Phil, hope you’re ok. Thanks for the update.” – Jane R
- “Great stuff Phil. Keep up the good work. Cheers.” – Stephen T
- “Many thanks for your update.” – Margaret M
- “Thanks for all your hard work in trying to combat the parking problems.” – Sue J

The next 2 Pages are, Newsletter June 2025 & Newsletter Jan 2026

NEWSLETTER

Distribution:

- The residents' flats that have signed the petition.
- Windscreens of vehicles parked in 'Residents Only Parking' areas.

June 2025



Harrogate Square Residents Parking

Thwaites Area Manager is scheduled to visit the Bull...

We're making bold strides forward

Have you noticed the lovely new, fresh yellow road markings around Lowercroft Primary?



I am advised, via email...
 Hello [redacted]
 I am the Area Business Manager responsible for the Black Bull Bury.
 Thank you for your email below.
 I will be having a meeting with my customer at the pub to discuss the issues you are reporting to ensure all information is collated to make a fully informed decision.
linda.goodfellow@thwaites.co.uk

Consequences are the inevitable outcome of action" - [redacted]

Your MP is now actively involved, bringing additional support and momentum

James Frith, Member of Parliament (MP), Bury North, I sent an email to James, 27 May 2025, with the subject ... "where do I park?"



Video Recordings...

CCTV is commonly used to document significant incidents, providing valuable footage for investigations, security monitoring, and legal evidence.

Guidance on the use of domestic CCTV Updated 1 August 2019

The Information Commissioner's Office (ICO) regulates and enforces the General Data Protection Regulation (GDPR) and the Data Protection Act 2018 (DPA).



Should you have any issues with this newsletter, contact: CustomerContactTeam@bury.gov.uk or request to be removed from this distribution

I am truly grateful for the support from my fellow residents. This is only the beginning, and I remain fully committed to achieving the outcome we all aspire to....

NEWSLETTER – January 2026

Delivered by Hand



Important Notice to Recipients

This newsletter is a private communication intended solely for local residents and the authorised email list. Unauthorised sharing, copying, or wider distribution is not permitted. Recipients are expected to respect the privacy of the community and the purpose of this communication. All content is provided for local information and community interest. It is shared in good faith and is not intended to be defamatory, harmful, or misleading. I do not accept liability for any misuse, misinterpretation, or unauthorised redistribution of this material.

Harrogate Square Residents Parking

Give Our Greenery a Chance



Our tree never stood a chance. When patrons drive up onto the kerb area, the soil is compacted and any planting is destroyed almost immediately. This space was created to provide greenery for residents – not to be treated as an overflow parking bay.

This SUV is a regular visitor to the Black Bull and continues to mount the kerbed section, showing complete disregard for the residents' parking area and the efforts to maintain it.

MONITORING OF OUR PARKING AREAS, residents have reported a significant increase in suspicious activity in our parking areas, including what appear to be drug-related drop-offs and quick exchanges. On Thursday and Friday evenings especially, the area becomes extremely busy, with vehicles arriving, meeting briefly, and leaving again. This behaviour is causing real concern for those who live here.

We are also continuing to experience anti-social behaviour from patrons, including repeated incidents of individuals urinating in the corner of our residents' parking area. This is unacceptable and creates both a hygiene issue and a safety concern for neighbours.

ANTI-SOCIAL BEHAVIOUR INCIDENT REPORTING – HOW YOU CAN HELP, over the past six months, I have submitted 14 incident reports, including three in January alone relating to public urinating in our residents' parking area. This has resulted in a case file being opened and we have been allocated an Anti-Social Behaviour Caseworker.

Rachel has advised, that the Council have requested signage to be displayed in the pub requesting patrons not to urinate outside in the parking area, as of this time, I have not been advised that this has been done, although drug signs are visible.

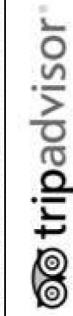
You can report incidents online via the Bury Council website: Search: Bury Council report anti-social behaviour online.

Alternatively, you can complete the paper incident form included on the reverse of this newsletter. This form was provided by our Neighbourhood Advisor at Bury Council.

Options are to send, post / email as advised at the bottom of the form, or post/drop the report to me and I will forward

FIRSTLY, A BIG THANK-YOU to everyone who supported the Parking Petition submitted in May 2025. Unfortunately, the response from Bury Council was disappointing. Their main position is that our parking area is classed as a National Highway and an Adopted Road, meaning anyone can park there provided the vehicle is legal – MOT'd, Taxed, and Insured. Any infringements to be reported individually. Despite this, I'll continue exploring every option available that can benefit our neighbourhood. Your support, feedback, and involvement makes a real difference, and I appreciate everyone who continues to stand behind the push for positive change.

COMMUNICATED with [redacted] Area Business Manager, at Thwaites Brewery with responsibility for the Black Bull. She advised, via email, of the agreed action with the Black Bull, with regards to patron's parking in the resident's area, effectively "Promising to ask customers, when she is aware, not to park on Ashington Drive". Over the Christmas period, the landlady parked her own vehicle overnight in our residents' parking area. I have requested comments from Thwaites Brewery regarding this misuse of our residents' parking area, but no response has been received to date.



I have added to the tripadvisor discussion with:

"Visitors should be aware that the parking area behind the pub is not intended for customer use. It is designated for elderly residents in the adjacent flats, and continued misuse of these spaces has caused significant disruption for those who live here. The passageway leading to this area has also been subject to ongoing antisocial behaviour, including public urination, and this is currently under investigation by Bury Council's antisocial behaviour team. As a resident, I strongly advise visitors not to enter or use the rear area under any circumstances".

If you find this informative, please give the post a 'helpful' vote and feel free to add your own comments.

Proposed Crossing

Our local councillor, [redacted] has asked if we could help with a location for a pedestrian crossing on Ainsworth Road, my option would be as near to the junction with Watling Street. Contact details...



To unsubscribe from future newsletters, email or drop me a note

Email

Application for the review of a premises licence or club premises certificate under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

I 
 (Insert name of applicant)

~~apply for the review of a premises licence under section 51~~ ~~apply for the review of a club premises certificate under section 87~~ of the Licensing Act 2003 for the premises described in Part 1 below

Part 1 – Premises or club premises details

| | |
|---|-------------------------------------|
| Postal address of premises or, if none, ordnance survey map reference or description Black Bull Ainsworth Road Starling | |
| Post town Bury | Post code (if known) BL8 2EY |

| |
|---|
| Name of premises licence holder or club holding club premises certificate (if known) Applicant: Daniel Thwaites Plc Designated Premises Supervisor: Mrs Jill Henfrey |
|---|

| |
|---|
| Number of premises licence or club premises certificate (if known) PL0034 |
|---|

Part 2 - Applicant details

I am 

Please tick ✓ yes

- 1) an individual, body or business which is not a responsible authority (please read guidance note 1, and complete (A) or (B) below)
- 2) a responsible authority (please complete (C) below)
- 3) a member of the club to which this application relates (please complete (A) below)

(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)

Please tick ✓ yes

Mr Mrs Miss Ms Other title
(for example, Rev)

Surname First names

I am 18 years old or over

Please tick ✓ yes

Current postal address if different from premises address

Post town Post Code

Daytime contact telephone number

E-mail address (optional)

(B) DETAILS OF OTHER APPLICANT

| |
|---------------------------|
| Name and address None |
| Telephone number (if any) |
| E-mail address (optional) |

(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

| |
|---------------------------|
| Name and address N/A |
| Telephone number (if any) |
| E-mail address (optional) |

This application to review relates to the following licensing objective(s)

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

Please tick one or more boxes ✓

| |
|-------------------------------------|
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |

Please state the ground(s) for review (please read guidance note 2)

The premises are failing to uphold the licensing objectives, specifically the prevention of crime and disorder, the prevention of public nuisance, and the protection of children from harm.

There is persistent anti-social behaviour linked to the premises, including public urination, disorderly conduct, intoxicated behaviour spilling into Harrogate Square, and repeated misuse of the residents' parking area by customers and associates of the premises.

The premises have failed to manage patrons leaving the venue, resulting in ongoing disturbance to residents, including late-night noise, vehicle movements, and behaviour causing harassment, alarm, and distress.

Evidence includes multiple video recordings, photographs, incident logs, and reports submitted to Bury Council, GMP, and the ASB team.

The issues are long-standing, ongoing, and directly linked to the operation and management of the premises.

Please tick yes

Have you made an application for review relating to the premises before



If yes please state the date of that application

| Day | Month | Year |
|-----|-------|------|
| 06 | 03 | 2026 |

If you have made representations before relating to the premises please state what they were and when you made them

On 6th March 2026, my second submission, sent by email and hand delivered to The Black Bull, rejected via email 10th March 2026, text...

Good afternoon, 

Thank you for your email containing the evidence for the review application in respect of the Black Bull.

Due to the period that has elapsed since your initial application, it will be necessary for you to redate your application and send it to the Licensing Service electronically with the evidence you have submitted this morning. We will then forward all documentation to all responsible authorities for there information.

You will need to serve the premises licence holder with all the amended documentation that you have sent to the Licensing Service.

We look forward to receiving your amended review application in due course.

Regards

Michael Bridge
Licensing Unit Manager

Bury Council | 3 Knowsley Place | Duke Street | Bury | BL9 0EJ

Please provide as much information as possible to support the application (please read guidance note 3)

A comprehensive evidence bundle has been generated in support of this review, demonstrating persistent and repeated failures to uphold the licensing objectives. The evidence includes:

- Video evidence submitted to the Council's Anti-Social Behaviour (ASB) Team as additions to the incident logs listed below. The files are in .MP4 format and exceed 1GB in total, making them unsuitable for email transmission. I have been advised by Rachel Davies, ASB Caseworker (Town Hall, Knowsley Street, Bury, BL9 0SW) that a Council case file has been opened containing all submitted documents and video files. These can also be provided on a pen drive, along with full copies of the ASB reports, if required.
- Incident logs documenting anti-social behaviour, public urination, and misuse of vehicles associated with the premises.
- ASB reports submitted via the Council's online portal specifically relating to public urination:
 - ASB805378407 – 02/03/2026 08:06:57
 - ASB805027688 – 01/03/2026 08:04:10
 - ASB805023007 – 01/03/2026 07:38:04
 - ASB800778838 – 19/02/2026 05:17:40
 - ASB790562526 – 26/01/2026 08:14:12
 - ASB790551103 – 26/01/2026 07:29:01
 - ASB790537902 – 26/01/2026 06:18:37
 - ASB790531191 – 26/01/2026 05:29:46
 - ASB773406186 – 14/12/2025 07:02:35
 - ASB773404426 – 14/12/2025 06:10:20
 - ASB761928533 – 02/11/2025 14:11:27
 - ASB761913204 – 02/11/2025 12:39:58
 - ASB761905790 – 02/11/2025 12:00:05
 - ASB761900781 – 02/11/2025 11:29:41
 - ASB761435677 – 31/10/2025 07:03:05
 - ASB759605342 – 24/10/2025 08:25:41
 - ASB736502505 – 04/08/2025 06:27:24
- Photographic evidence showing vehicles parked in residents' bays.
- Reports submitted to GMP, Licensing, and the ASB Team, evidencing repeated concerns raised with responsible authorities.

The evidence spans 2025–2026 and demonstrates a clear, ongoing pattern of unmanaged behaviour directly linked to the premises, resulting in repeated breaches of the licensing objectives and significant impact on residents' quality of life.

See attached evidence pack – *Supporting Application for Review of Premises Licence- 11 March 2026 - electronic version (22 pages).*

Please tick ✓

yes

- I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate

NOTE: Mr Bridge advised in his Email that he will forward all documentation to all responsible authorities for their information.

- I understand that if I do not comply with the above requirements my application will be rejected

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

Part 3 – Signatures (please read guidance note 4)

Signature of applicant or applicant’s solicitor or other duly authorised agent (please read guidance note 5). If signing on behalf of the applicant please state in what capacity.

Signature



Date

11th March 2016

Capacity Applicant / Local Resident

| | |
|--|------------------|
| Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 6) N/A | |
| Post town | Post Code |
| Telephone number (if any) | |
| If you would prefer us to correspond with you using an e-mail address your e-mail address (optional) phil.craven@outlook.com | |

Data Protection agreement

In this form, we may ask for some personal information (such as name, address, date of birth, etc.) in order to fulfil your request for information or services.

This information will be held securely and will be used to provide you with the service you have requested.

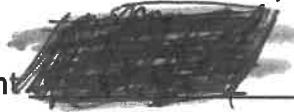
Any processing will be performed in line with the requirements of the Data Protection Act 2018 and the General Data Protection Regulation.

Bury Council is the Data Controller for the information you give us. Further details about how we process personal data can be found in our privacy notice at: <https://www.bury.gov.uk/privacy>

Consent

I consent to the Council capturing and storing the personal details in this form for providing the service requested. I understand that I can request for my details to be removed from your records

Signed Applicant



Date 11th MARCH 2024

Notes for Guidance

1. A responsible authority includes the local police, fire and rescue authority and other statutory bodies which exercise specific functions in the local area.
2. The ground(s) for review must be based on one of the licensing objectives.
3. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
4. The application form must be signed.
5. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
6. This is the address which we shall use to correspond with you about this application.

Privacy Policy

Please visit www.bury.gov.uk/privacy to read our recently updated Privacy Policy which explains how Bury Council uses and shares your personal data to give you the best possible experience across our services.

