

In the Matter of the Determination of the Application for a Review of the Premises Licence for the Bunch of Grapes, 36 High Street, Ilfracombe, EX34 9DA, Devon on 16th October 2019.

Representations from Abbeyvalley Limited (the Premise Licence holder) to the Licensing Sub-Committee of North Devon Council

Executive Summary

1. Abbeyvalley accepts that there were serious failures in the operation of the Bunch of Grapes between March and August 2019.
2. Inadequate management by the tenant and the DPS during this period resulted in an unacceptable number of crime and disorder incidents; public safety concerns; and excessive noise disturbance outside of the Pub.
3. These failings were directly attributable to poor management and inadequate management.
4. The Bunch of Grapes was leased to the previous tenant, Mr Connor Barnard on the 15th February 2019. (extract Lease – Document 'AL1')
5. Abbeyvalley Limited purchased the pub on the 13th May 2019, subject to the existing tenancy to Mr Barnard. Abbeyvalley Limited therefore had no involvement in the choosing or vetting of the tenant or of the DPS; and no involvement in the drafting of the lease under which the tenant operated the Bunch of Grapes.
6. The Bunch of Grapes is currently closed as Mr Barnard has decided that he can no longer continue to operate the Pub, and he has given written confirmation that he has broken his lease and intends to protect himself from financial claims by applying to be made bankrupt.
7. Abbeyvalley Limited does not intend to take legal action against Mr Barnard for his breaking of his lease, and is willing to keep the pub closed until a suitable and qualified new tenant is found. As such, neither Mr Barnard nor Mr Squires, nor his previous employees will have any involvement in running the Bunch of Grapes going forward.
8. Abbeyvalley Limited supports the proposal that Adam Squires is removed as the Designated Premises Supervisor (DPS) forthwith Abbeyvalley Limited confirms that the Pub would only be allowed to reopen with a new experienced and qualified DPS in place. However Adam Squires has already been removed de facto as far as Abbeyvalley Limited is concerned.

9. It's Abbeyvalley Limited's position that it was management failures that have resulted in the incidents that have led to this review, not an inherent problem with the Premises Licence or the pub itself.
10. Abbeyvalley Limited believes that the Bunch of Grapes can fulfil a needed offering for the social life and economy of Ilfracombe. As such Abbeyvalley Limited maintains that the current Premises Licence is appropriate and its existing extensive conditions are both comprehensive and adequate, so long as they are adhered to, to ensure that the Bunch of Grapes can operate as a safe venue which upholds all the licensing objectives.
11. Abbeyvalley Limited, its Director Martin Bayntun, and their tenants have an excellent track record of owning and operating licenced premises and upholding the licensing objectives. This is the first Review of a premises licence that Abbeyvalley Limited, the Director or its tenants have been involved in.
12. Abbeyvalley Limited will ensure that future tenants will comply with the Premises Licence conditions and provide effective management. This will be achieved via the vetting of future tenants and DPS's; incorporating the Premises Licence conditions into the comprehensive lease under which the Bunch of Grapes would be leased; incorporating the planning consent restrictions in the hours the rear patio can be used in the lease; and the making of physical changes to the premises to facilitate better safety and management controls.
13. Abbeyvalley Limited has always cooperated with the licensing authority and will continue to do so. The Bunch of Grapes was an unusual situation as neither Abbeyvalley Limited nor its Director had any direct involvement in the previous tenant and DPS being granted a lease to operate the premises. Abbeyvalley Limited seeks the removal of the current DPS, Abbeyvalley requests the opportunity to demonstrate that the Premises Licence is not modified, suspended or revoked and its given the opportunity to find a competent, experienced and qualified tenant and DPS to allow the Bunch of Grapes to be reopened and operated in accordance with the Licence Conditions and the Licensing Objectives.

Background and Summary of Abbeyvalley Limited's position

1. Abbeyvalley Limited purchased the freehold of The Bunch of Grapes on 13th March 2019. The ground floor public house had already been leased to Mr Connor Barnard from 15th February 2019, 3 months prior to the purchase of the property by Abbeyvalley Limited.
2. Abbeyvalley Limited had no involvement in selecting Mr Barnard as the Lessee of the pub; nor in drafting the Lease which determined the contractual landlord and tenant

- relationship between Abbeyvalley Limited and Mr Barnard; nor in the appointment of Mr Adam Squires as the premises DPS; nor the hiring of their bar staff.
3. Abbeyvalley Limited arranged for the Premises Licence of the Bunch of Grapes to be transferred to Abbeyvalley Limited from Andrew Hutchins on the 24th May 2019, this was to ensure that Abbeyvalley Limited was able to maintain oversight of the Premises Licence, despite having no day-to-day involvement in the operation of the premises.
 4. Abbeyvalley Limited was informed of the complaints and concerns concerning the operation of the Bunch of Grapes during the period March 2019 to August 2019. Abbeyvalley Limited had no day to day involvement in the running of the Pub. Nevertheless Abbeyvalley Limited actively engaged in a timely manner with the relevant licensing authorities concerning the complaints. Abbeyvalley Limited communicated to Mr Barnard about the seriousness of the complaints and provided advice in how he and the DPS should engage with the relevant authorities to change management and operational practises to ensure the licensing issues were properly addressed. This included advising Mr Barnard on better record keeping; a written drug policy; restricting access to the rear patio garden and to not allow drinks to be taken to this area; working with Mr Barnard and Mr Butler (Licensing officer) to implement a drugs Action Plan; advising Mr Barnard on how to better organise drinking up time and disbursement of patrons before and at closing time; advising Mr Barnard to upgrade CCTV and to install additional signage and to arrange additional staff training and qualifications. (Emails to relevant authorities - Document 'AL2')
 5. Abbeyvalley Limited accepts that, despite these efforts, there is strong evidence that management controls remained inadequate and that Premises Licence conditions were not always adhered to, and this resulted in incidents which undermined the licensing conditions of preventing crime and disorder; maintaining public safety; and the prevention of public nuisance.
 6. It is the view of Abbeyvalley Limited that ultimately Mr Barnard, as Lessee, and Mr Squires, as the DPS, were not capable of operating the Pub to the standard that Abbeyvalley Limited or the licensing authorities require.
 7. Upon being notified of this review, Abbeyvalley Limited's legal consultant wrote formally to Mr Barnard to stress the seriousness of this review and to emphasise that upholding the licensing objectives and complying with the Licence conditions is an explicit term in his Lease and that a failure to uphold and protect the Licence would constitute a material breach of his Lease and could lead to Abbeyvalley forfeiting his Lease. (Document 'AL3').

8. Martin Bayntun, Director of Abbeyvalley Limited, travelled from London to Ilfracombe on the 20th September 2019 to meet with Mr Barnard and with Mr Butler (Licensing Officer) and with Ms Morne (Anti-social Behaviour Officer) at the Bunch of Grapes. This was a constructive meeting during which the incidents of reported crime and noise disturbance were discussed. At this meeting, Mr Bayntun made specific proposals for operational and physical changes to the premises to reduce the likelihood of future disorder / criminal incidents and also management changes to abate noise issues. Mr Bayntun also stressed that it was necessary for Mr Barnard to deliver these changes and to demonstrate improved management to the relevant authorities. A failure to do so would force Abbeyvalley Limited to pursue a forfeiture of his Lease. After this meeting Mr Bayntun contacted Mr Barnard in order to arrange a time to go through the specific proposed changes and measures.
9. At the end of September 2019, Mr Bayntun received an email from Mr Barnard which stated that he was no longer going to open or operate the Bunch of Grapes, and that he was breaking his Lease with Abbeyvalley Limited with immediate effect. Mr Barnard explained that he did not feel able to run the pub; that he was financially ruined; and that he would be applying to be declared bankrupt. (Document 'AL4').
10. Abbeyvalley Limited regrets that Mr Barnard's business has failed and that he has been unable to comply with the terms of his Lease. Nevertheless, Abbeyvalley Limited is of the opinion that this licence review has been caused by management failures by Mr Barnard and by the DPS, Mr Squires, most specifically failure to comply with all the existing conditions on the licence. Abbeyvalley Limited has been provided with two redacted letters from members of the public supporting this licence review, it is notable that both letters cite management failures by Mr Barnard and Mr Squires as being the cause of their objections. This supports Abbeyvalley Limited's position that it is the failures of the previous management and the DPS which has resulted in this review, not an inherent problem with the pub or its current licence and existing conditions.
11. The closure of the Bunch of Grapes by Mr Barnard and his breaking of his Lease, provides Abbeyvalley Limited with a welcome opportunity to re-let the Pub to an experience operator - one who has been vetted by Abbeyvalley Limited to ensure that they meet our strict criteria for being granted one of our comprehensive pub Leases. (Please see next section).
12. Abbeyvalley Limited will also ensure that before the Pub reopens that a number of physical changes are made to the Bunch of Grapes to ensure compliance with the Licence conditions and to assist with the prevention of crime and disorder and with upholding public safety. (Please see next section for more details).

13. Abbeyvalley Limited commits to incorporating a number of operational and management requirements into any future Lease of the Bunch of Grapes to promote the licensing objectives and to enable Abbeyvalley Limited to have the legal basis to take rapid action to intervene in the management of future Lessees in the event of future failures or licensing objective issues. (Please see next section for more details).
14. Abbeyvalley Limited is committed to providing the Bunch of Grapes with a 'fresh start' under the competent management of an experienced and qualified Lessee and DPS. Until a suitable tenant is found the premises will remain closed.
15. Martin Bayntun has been involved in the operating and renting of approximately 30 different licenced premises over a period of 20 years. This is the first formal Licence Review that he has been involved with.
16. It is the position of Abbeyvalley Limited that the tenant and DPS which Abbeyvalley Limited inherited upon purchasing the freehold of the Bunch of Grapes, have failed to manage the premise to the standard which Abbeyvalley Limited expects, and which the licensing authorities require. This management failure is probably the result of the inexperience of these individuals and their lack of prior training. The Bunch of Grapes is now closed and will only reopen under the control of a tenant and DPS who have the appropriate level of experience and training to be able to comply with the premises licence conditions and uphold the licensing conditions.
17. It is critical to Abbeyvalley Limited, and the Company's staff and officers, that the Bunch of Grapes retains its current Premises Licence and is able to remain a late licenced Public House – as per its current licence. I believe that under the control of competent and experienced management, the Bunch of Grapes will be able to operate successfully as a safe venue that contributes positively to the social life and economy of Ilfracombe.

Commitments by Abbeyvalley Limited to ensure future compliance with the Premise Licence and the upholding of the licensing objectives

Future Tenant / DPS requirements

1. The Bunch of Grapes will remain closed until Abbeyvalley Limited is able to lease the Pub to a competent entity/individual who is able to operate the premises in accordance with the Premises Licence conditions and in a manner that upholds the four licensing objectives.

2. A future tenant and DPS will be vetted by Abbeyvalley Limited and will need to meet the following criteria:
 - i) Individuals with operational control will need to have prior experience of managing or leasing a licenced premises.
 - ii) Individuals with operating control will need to have a current personal licence, the DPS must be specific to the Bunch of Grapes and not be involved in managing any other premises.
 - iii) Prior to granting a new lease, Abbeyvalley Limited will consult with Mr Butler in his capacity as licensing officer to check that he has no objections to the proposed tenant or DPS.
 - iv) Abbeyvalley Limited will go through with a new tenant and the new DPS the June 2019 Action Plan and require the new tenant/DPS to commit to implementing and adhering to this Action Plan.
 - v) A future tenant must have sufficient capital to be able to maintain the Bunch of Grapes to a satisfactory standard of repair, presentation and safety.

Controls incorporated in future Leases

1. Any future tenant will operate the Bunch of Grapes under a comprehensive and bespoke lease agreement between Abbeyvalley Limited and the tenant. This lease will include express clauses to obligate the tenant to maintain adequate management controls. These clauses will include:
 - i) An obligation on the part of the tenant to comply with the Premises Licence conditions and a general obligation to uphold the Licensing Objectives and to do nothing which threatens the Premises Licence.
 - ii) The Premises Licence will be annexed to the lease and the Licence Conditions will be gone through with the prospective tenant prior to the lease being completed.
 - iii) A clause stipulating that the rear patio area can only be used in accordance with its planning consent conditions, namely that it cannot be used by customers after 11pm.
 - iv) A clause that the tenant must implement or maintain the physical safety changes and signage as detailed in the section below.

Physical changes to enhance safety and management control

1. Abbeyvalley Limited will commit to undertaking or ensuring a future tenant undertakes the following physical measures to the Bunch of Grapes:

- i) Upgrade the current CCTV to ensure coverage of the front curtilage and exit of the premises, and the rear patio garden. Also to ensure that the CCTV display monitor that is easily viewable by the DPS / bar staff during opening hours.
- ii) Printed signs to be clearly visible in the following positions: signs at front entrance advising customers to 'leave quietly and to respect our neighbours'; signs stipulating 'no glasses to be taken outside'; drugs policy sign; re-admissions policy signs; sign next to or behind bar informing customers of challenge 21 policy; sign stipulating no alcohol during 30 minute drinking up period; copy of Premises Licence summary visibly displayed; sign inside customer toilets stating the zero tolerance drug policy; signs by entrance to rear patio advising customers to not be noisy when using patio area and the notice that patio area will be closed latest 11pm.
- iii) A designated area to be set aside behind the bar to store important management documents including but not limited to the health and safety file; fire safety file; staff training manual; staff training records; incident and accident report book; written drug and age verification policy; and toilet check logs.

General commitments from Abbeyvalley Limited

1. Door/security staff are to be SIA registered and not to double up as the DPS or bar staff.
2. The Pub is to maintain a written policy for the regular checking of toilets for drug misuse with a log of these checks being maintained.
3. A 30 minute drinking up period before the current closing times during which no alcohol drinks will be served and no customers will be readmitted.
4. Customer dispersal is to be actively managed by security or bar staff during the drinking up period.

Final submission

1. I would respectfully remind the authority that it is not obliged to take any steps at all if it considers that the matters giving rise to concern have been rectified, or alternatively that it may choose to dispose of the matter though a simple warning and /or recommending improvement.(Para 11.17 Section 182 Guidance – April 2018).
2. I would however invite the authority to remove Adam Squires as DPS.
3. In view of the removal of the Tenant and DPS whose involvement pre-dated the purchase of the Bunch of Grapes, which is closed until a suitable tenant and DPS can be found, the genuine attempts by Abbeyvalley Limited to resolve the problems and its commitment to establishing appropriate controls as listed above, as well as the hitherto

unblemished record of Abbeyvalley Limited and its associated companies, I would invite the Sub-Committee to dispose of the matter as suggested.

Signed ..



Martin Bayntun

Director of Abbeyvalley Limited

Dated 8th October 2019

Appendices

Pages Numbers

- | | |
|------------------------------------------------------------------------------|------|
| 1. 'AL1' extract from Lease. | 1-4 |
| 2. 'AL2' Emails between Abbeyvalley Limited and relevant authorities. | 1-34 |
| 3. 'AL3' Formal letter to Mr Barnard concerning the Licence Review. | 1-2 |
| 4. 'AL4' Email from Mr Barnard confirming he is closing the Bunch of Grapes. | 1 |

'ALC'

DATED 15 FEBRUARY 2019

TENANCY AGREEMENT

**for the licensed premises
known as**

The Bunch of Grapes
Ilfracombe
North Devon

Slee Blackwell
10 Cross Street
Barnstaple
Devon EX31 1BA

AGREEMENT dated the 15TH day of FEBRUARY 2019

BETWEEN :

(1) **The Landlord :** [REDACTED] of [REDACTED]
Street Ilfracombe [REDACTED]

(2) **The Tenant : CONRAD DAVID BARNARD** of [REDACTED]
[REDACTED]

DEFINITIONS

1. **IN** this Agreement
- 1.1 "the Landlord" shall mean where the context so requires its successors in title assigns agents servants and nominees
- 1.2 Whenever there is more than one Tenant all their obligations can be enforced against any or all of the tenants
- 1.3 Any reference to an Act of Parliament refers to the Act as it applies at the date of this Agreement and any later amendment or re-enactment of it
- 1.4 "Landlord's Bank" means any UK clearing bank which the Landlord may nominate
- 1.5 "Interest" means a payment of 4% above the published base rate of the Landlord's Bank from time to time
- 1.6 Any obligation to pay money refers to a sum exclusive of Value Added Tax (VAT) and VAT chargeable is payable in addition
- 1.7 Payment of all sums due from the Tenant to the Landlord shall be made by variable direct debit or by such other method as the Landlord may reasonably determine from time to time
- 1.8 "Trade Licences" mean any Permit Licence or Certificate of whatsoever nature required mandatory under any legislation or otherwise relating to the trade carried on in the property as defined in this Agreement
- 1.9 "Landlords Fixtures and Fittings" means the list of fixtures and fittings set out in the list annexed hereto and marked appendix 1

and fittings relating to the business at market value and the
Tenant hereby agrees to sell the same if required by the Landlord

7. Exclusion of sections 24-28 Landlord and Tenant Act 1954

- 7.1 The Tenant hereby confirms that before the date of this Lease:
- (a) the Landlord served on the Tenant a notice dated 18 - 2 - 2019 in relation to the tenancy created by this Lease (**Notice**) in a form complying with the requirements of Schedule 1 to the Order;
 - (b) the Tenant, or a person duly authorised by the Tenant in relation to the Notice made a statutory declaration (**Declaration**) dated 18 - 2 - 2019 in a form complying with the requirements of Schedule 2 to the Order
- 7.2 The Tenant further confirms that where the Declaration was made by a person other than the Tenant the declarant was duly authorised by the Tenant to make the Declaration on the Tenant's behalf
- 7.3 The Landlord and Tenant agree to exclude the provisions of sections 24 to 28 (inclusive) of the Landlord and Tenant Act 1954 in relation to the tenancy created by this Lease

SCHEDULE

The sum of £18200 per annum plus VAT payable on the first day of each month

AS WITNESS the hands of the parties on the date of this Deed

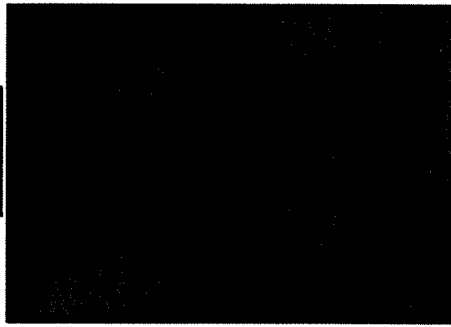
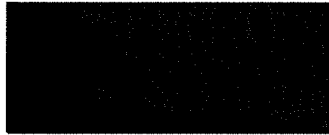
SIGNED as a Deed by

[REDACTED]

[REDACTED] LIMITED

3

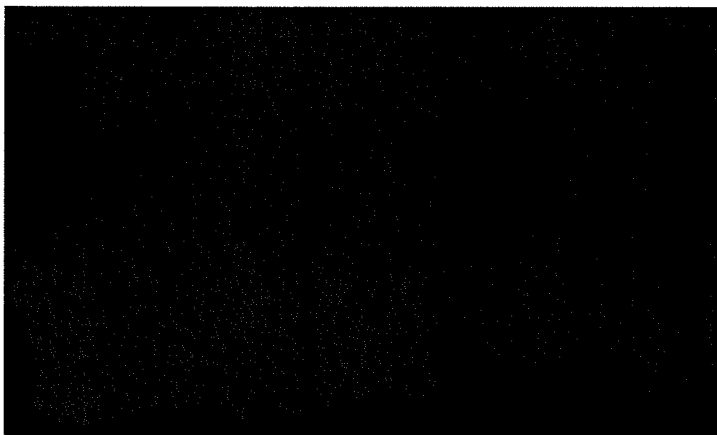
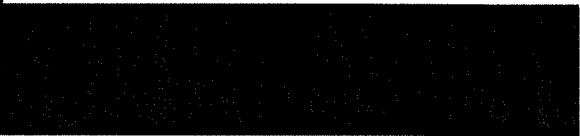
Director



Secretary



SIGNED by the
**CONRAD DAVID
BARNARD**
in the presence of :



4

'AL2'

Mike Dotchon

From: Martin <[REDACTED]>
Sent: 08 October 2019 11:30
To: mdotchon@aol.com
Subject: Fwd: Bunch of Grapes (170619)

Sent from my iPhone

Begin forwarded message:

From: BUTLER Paul 16302 <[REDACTED]>
Date: 18 June 2019 at 11:35:41 BST
To: Martin <[REDACTED]>
Subject: RE: Bunch of Grapes (170619)

Martin

Thank you for the prompt reply. Could I ask you phone me on my work mobile of [REDACTED] on Thursday 20th June at 2.00 pm. I have arranged with Mr Barnard a meeting at 10.30 am the same day at the pub to discuss recent issues.

Regards.

Paul Butler.

From: Martin [mailto:[REDACTED]]
Sent: 17 June 2019 14:28
To: BUTLER Paul 16302 [REDACTED]
Cc: SLS Properties Contact [REDACTED]; Alex [REDACTED]; Martin [REDACTED]
Subject: Re: Bunch of Grapes (170619)

Dear Paul

Thanks for your email.

Yes happy to do that. However, would it be possible to speak with you first? We are based in London and hence it is a fairly long trip to Ilfracombe for either myself or a colleague.

I was assured by the seller of this property that the Tenant / DPS was an experienced and good operator. I would therefore like to get some background on what issues / problems are occurring so that I can speak to our tenant ahead of us meeting.

If you email me when is a good day / time to call you then I can call you then if you email me a contact number. Alternatively I am available on [REDACTED] (although please do not leave a voice mail).

Thanks
Martin
Abbeyvalley Ltd

Sent from my iPhone

On 17 Jun 2019, at 14:05, BUTLER Paul 16302 [REDACTED] wrote:

Martin

I did ring and spoke to one of your colleagues. Since my Email on the 14th June there have been more incidents at the premise. Could I ask for a joint meeting with Mr Barnard, Mr Squires (Current DPS), North Devon District Council Licensing Team, you and myself. I can organise the remainder but require a date and time for you or one of your team. I am happy to evidence Police Logs, Crimes and Intel (with restrictions, as you will appreciate).

Regards.

Paul Butler.
Licensing Officer.

From: SLS Properties Contact [REDACTED]
Sent: 14 June 2019 10:41
To: BUTLER Paul 16302 [REDACTED]
Cc: [REDACTED] Licensing [REDACTED]; Martin [REDACTED]; Alex [REDACTED]
Subject: Re: Bunch of Grapes

Dear Paul

I am the Director of Abbeyvalley Ltd - the freeholder of the property.

You are welcome to call me on [REDACTED]. Or if you email me your number I can call you.

Best regards
Martin

Sent from my iPhone

On 14 Jun 2019, at 09:22, BUTLER Paul 16302

[REDACTED] wrote:

Good Morning

I am the Licensing Officer for North Devon working for Devon and Cornwall Constabulary. I have been given your Email address by the North Devon District Council Licensing Team. I would like to ask your involvement with the following premise;

The Bunch of Grapes
36 High Street
Ilfracombe
Devon
EX34 9DA

If you would pass on details of the owner; Abbeyvalley Limited, to me I would appreciate this. I need to contact them regarding the behaviour from within the premise.

Thank you in anticipation of a reply.
Regards.

Paul Butler.
Licensing Officer.

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Mike Dotchon

From: Martin [REDACTED]
Sent: 08 October 2019 11:28
To: mdotchon@aol.com
Subject: Fwd: Bunch of Grapes (250619)
Attachments: Drugs Policy for Licensed Premises.pdf; ATTO0001.htm; Licensing Action Plan Bunch 2019.pdf; ATTO0002.htm

Sent from my iPhone

Begin forwarded message:

From: BUTLER Paul 16302 [REDACTED]
Date: 25 June 2019 at 12:13:50 BST
To: Martin [REDACTED]
Subject: FW: Bunch of Grapes (250619)

Martin

Just to confirm if you wish to change or amend the wording of either the Action Plan or Drugs Policy please let me know prior to the meeting with Mr Barnard.
Regards.

Paul Butler.

From: BUTLER Paul 16302
Sent: 25 June 2019 11:45
To: Martin [REDACTED]
Cc: SEARLE Paul 14316 [REDACTED]; REED Matthew 11707 [REDACTED]; Licensing [REDACTED]; Kate Morne [REDACTED]; CURTIS David 16415 [REDACTED]
Subject: RE: Bunch of Grapes (250619)

Martin

I carried out a visit to the Premise at 1037 Hours on Thursday 20th June. I was with PC Matt Reed; Local Officer. Mr Connor Barnard and Mr Adam Squires were present. We spoke about recent issues at the premise and Mr Barnard explained he had put the following measures in place since our last meeting on the 25th April 2019;

1. 3 x SIA's on duty on Friday and Saturday from 2000 Hours till close.
2. 1 x SIA on duty on Thursday and Sunday evening.
3. Rear garden only stays open until 0100 Hours.

Mr Barnard does not have an Incident Book, Drugs Policy, Refusal Register. He also gave the names of the current bar staff. Off the five (5) that he named four (4) have either convictions or Police Intelligence for Drug Supply/Use. Off the four (4) SIA's named two (2) have either convictions or Police Intelligence for Drug Supply/Use. This is something for your attention I would imagine. As a result of our meeting I have asked for an 'Action Plan' from Mr Barnard. As he states that this is the

first premise he has managed therefore I have written one and it is attached to the Email. I have also attached a Drugs Policy.

On the same day I had a meeting with North Devon District Council (NDDC). They had taken advise from their Legal Team. In short the intention is for me to discuss the Action Plan with Mr Barnard at 1030 Hours on Thursday 27th June at the premise. NDDC will also attend and will issue a Community Protection Warning Letter with regard to noise levels and Anti-Social behaviour from the premise.

This is a 'Stepped Process' to have an Action plan and I will continue to work with the management of the Premise to improve a safe environment for staff, customers and local residents.

Kind regards
Paul Butler.
Licensing Officer.

From: Martin [REDACTED]
Sent: 17 June 2019 14:28
To: BUTLER Paul 16302 [REDACTED]
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Paul Butler.
Licensing Officer.

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Mike Dotchon

From: Martin [REDACTED]
Sent: 08 October 2019 11:31
To: [REDACTED]
Subject: Fwd: Bunch of Grapes Noise complaint
Attachments: Bunch of Grapes - Disorder - Martin Bayntun abbeyvalley.doc; ATT00001.htm

From: Kate Morne [REDACTED]
Date: 3 July 2019 at 15:52:40 BST
To: 'Martin' [REDACTED]
Subject: RE: Bunch of Grapes Noise complaint

Dear Martin,

Please find attached amended letter.

It will keep you updated in relation to the investigation and any further complaints.

Regards

Kate Morne

From: Martin [REDACTED]
Sent: 03 July 2019 09:08
To: Kate Morne [REDACTED]
Cc: Martin [REDACTED]
Subject: Re: Bunch of Grapes Noise complaint

Good morning Kate

The company registration address details are

Abbeyvalley ltd
[REDACTED]

But please email any correspondence or if you need to post please send to our correspondence address which is

Abbeyvalley ltd
[REDACTED]

I will speak to Connor re the beer garden usage. As you say it maybe best for him to restrict the hours it is used.

Thanks
Martin

Sent from my iPhone

On 3 Jul 2019, at 08:21, Kate Morne [REDACTED] wrote:

Dear Martin,

Yes I do agree, please can you send me the full address for AbbeyValley Ltd and I will amend and re send the letter.

The issue appears to be the beer garden and the noise of shouting / screaming from customers. I have listened to some recordings from this weekend and although at 12am the noise was unreasonable. At present the licencing conditions states the beer garden must close at 1am but I will be discussing this with Connor as it may be in his best interest not to use this after 11pm.

Regards

Kate Morne

From: Martin [REDACTED]
Sent: 02 July 2019 16:49
To: Kate Morne [REDACTED]; Martin [REDACTED]
Cc: Richard McConnell [REDACTED] Alex [REDACTED]
Subject: Re: Bunch of Grapes Noise complaint

Dear Kate

Thanks for your email.

This is disappointing as I have been speaking with Connor and communicating with Paul Butler and I believed that issues were being addressed.

I will speak to Connor again specifically in respect of the noise and revert back to you. I know Connor wants to get all issues addressed and work with all relevant parties.

I am, however, concerned that this notice has been issued to myself personally. I am not the freeholder of this property. The freeholder is Abbeyvalley Ltd, a company of which I am a Director. This company is a different legal entity to myself and I do not believe it is correct that you should issue a notice in my personal name. I live and work in London and have no day to day involvement with the Bunch of Grapes. The Bunch of Grapes is leased to Connor on a commercial lease. Abbeyvalley Ltd's relationship with Connor is as per the commercial lease terms.

Best regards
Martin Bayntun

Director
Abbeyvalley Ltd

[REDACTED]

[REDACTED]

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From: Kate Morne [REDACTED]
Sent: Tuesday, July 2, 2019 4:40 PM
To: Martin
Subject: Bunch of Grapes Noise complaint

Dear Mr Bayntun,

My name is Kate Morne I currently work for the Community Protection Team at North Devon Council. We have been investigating allegations of noise nuisance from music and customers from the Bunch of Grapes premises. I have met with Connor Barnard accompanied by the Police and council licencing officer on two occasions to discuss these issues.

We met with Connor last Thursday to issue him with a Community Protection Warning Letter and Action Plan in relation to the above. As the freeholder of the Bunch of Grapes I am also issuing you a Community Protection warning letter in relation to this. nuisance.

I am aware that you have been liaising with Paul Butler in relation to the complaints of nuisance/ disorder.

It is disappointing to advise that I have received further reports of noise disturbance at the weekend and will be speaking with Connor about these breaches. Further action may be taken in relation to this.

Please could you contact me within the next 5 working days to discuss this matter further on [REDACTED]

Regards

[REDACTED]

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Mike Dotchon

From: Martin [REDACTED]
Sent: 08 October 2019 11:23
To: mdotchon@aol.com
Subject: Fwd: Bunch of Grapes, Ilfracombe 11/7/19

From: Kate Morne [REDACTED]
Date: 12 July 2019 at 13:17:50 BST
To: 'Martin' [REDACTED]
Subject: RE: Bunch of Grapes, Ilfracombe 11/7/19

Dear Martin,

As Paul has highlighted it was a very positive meeting with Connor and I hope that he is able to continue to work with us to address the issues we have raised with him. I will be sending Mr Squires the warning letter which Connor and AbbeyValley Ltd have received, as he still is the official DPS at present. Connor did state that they are looking at varying this as he has now completed his course.

Connor is aware that it is still an open noise complaint and if the Council receive further noise complaints we could carry out monitoring visits to determine if there is a statutory nuisance is present. I am looking at meeting with him next week to give him some advice around sound proofing. He is aware that the back door is an issue and is looking at putting a seal on this.

Regards

Kate Morne

From: Martin [REDACTED]
Sent: 12 July 2019 11:01
To: BUTLER Paul 16302 [REDACTED]
Cc: REED Matthew 11707 [REDACTED]; CREWE John 17065 [REDACTED]; SEARLE Paul 14316 [REDACTED]; Licensing [REDACTED]; Kate Morne [REDACTED]; Martin [REDACTED]
Subject: Re: Bunch of Grapes, Ilfracombe 11/7/19

Dear Paul

Thanks for this email.

It seems very positive. I have spoken to Connor several times and he does seem very keen to constructively engage and resolve issues.

I think that it is hard to initially know the best way to manage a new premise until there has been a period to see what works and what doesn't. It may also be that Connor was a little inexperienced initially and therefore perhaps a bit naïve in regard to hiring and

management policies. However, he seems to be really thinking about best management procedures and implementing appropriate policies as well as investing in staff training and new staff.

I appreciate being kept in the loop and happy to assist where I can. Both myself and Connor want the Bunch of Grapes to be a success.

Best regards
Martin Bayntun
Abbeyvally Ltd

[REDACTED]

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From: BUTLER Paul 16302 [REDACTED]
Sent: Friday, July 12, 2019 9:36 AM
To: Martin
Cc: REED Matthew 11707; CREWE John 17065; SEARLE Paul 14316; Licensing; Kate Morne; [REDACTED]
Subject: Bunch of Grapes, Ilfracombe 11/7/19

Martin

For an update on the Bunch of Grapes, Ilfracombe. Kate Morne; NDDC, and myself had a follow up meeting with Mr Barnard and Mr Squires yesterday at 11.28 am at the pub. As you know Kate, Howard Bee and I carried out a previous visit on Thursday 27th June where the Letter from NDDC and the 'Action Plan' were issued. Yesterday we discussed the following incidents that have occurred since ;

Crime **CR/057743/19**. Sunday 30th June. 0000 to 0006 Hours. Previous member of staff [REDACTED] was asked to leave took unbridged and smashed a window in a door located in the foyer. The male ended up in A&E due to the injuries sustained. Mr Barnard sent me an Email explaining what had happened. He has now been **BANNED FOR LIFE**.

Crime **CR/057743/19**. Friday 5th July. 0000 to 0200 Hours. Known male with Autism has been asked to leave due to unacceptable behaviour with a female member of the bar staff. When he was in the foyer he fell due to his drunken state. Mr Squires removed him from the premise. We spoke about serving drunk people. Male has been **BANNED**.

CCTV.

Mr Barnard had received an Email with a quote from Challenge Alarms in South Molton. £4,500.00. He is looking into more companies however in the meantime the current CCTV needs to be functioning and working correctly.

Personal Licenses.

Mr Barnard and four members of the bar staff have passed their PL Course. I have seen the certificates. A further phone call to Mr Barnard explained what he has to do now in order for the Certificates to be sent to NDDC. Can I suggest a 'Vary of DPS' from Mr Squires to Mr Barnard when the documentation comes through. Mr Barnard also mentioned about several members of the bar staff to carry out the SIA course in order to 'back fill' due to sickness and leave etc.

Glasses Outside.

Mr Barnard explained that he had spoken to you with regard to preventing customers using the Beer Garden with glasses/bottles after 2200 Hours. The garden closes at 0100 Hours. Both Kate and I think this is a positive move and Mr Barnard stated that he was starting it last night. He also mentioned about preventing customers re-entering when outside the front of the pub for a cigarette after 2300 Hours.

Paperwork.

Mr Barnard explained that he had read the Drugs policy to the staff and had produced a Toilet Check list. We also discussed about locating drugs and what to do with them. I have given him several drugs bags and will send him a link for a 'Letter Box/Safe' for depositing found/seized drugs. Mr Barnard also discussed about putting slopping shelves in the toilets.

Kate and a colleague of hers are to visit the pub next week to discuss sound proofing. I think it prudent to re visit in two weeks but feel that working with Mr Barnard and the team is working well.

Sorry for length of the Email.

Regards.

Paul Butler.

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Mike Dotchon

From: Martin [REDACTED]
Sent: 08 October 2019 11:29
To: [REDACTED]
Subject: Fwd: Bunch of Grapes visit 26th July 2019

Sent from my iPhone

Begin forwarded message:

From: BUTLER Paul 16302 [REDACTED]
Date: 26 July 2019 at 12:01:00 BST
To: [REDACTED] Martin
[REDACTED]
Cc: Licensing [REDACTED], Howard Bee [REDACTED]
REED Matthew 11707 [REDACTED]
Subject: Bunch of Grapes visit 26th July 2019

Mr Barnard

Thank you for the chat at 1100 Hours this morning. Just to confirm we spoke about the following;

1. Police incident 913 and 923 of Monday 15th July 2019. Named male seen to throw glass bottle in beer garden. He was in drink and escorted out whereupon he picked up a wine bottle and caused problems outside. Customers were seen to go outside with glasses and bottles. To confirm your Conditions state that '*no glasses shall be removed from the premises*'. The incident was **NOT** in your Incident book. After some advice from colleagues the use of a hard bound diary would suffice for an Incident Book. Please ensure this is done ASAP. Good to see that the 2200 Hours amnesty of No Glasses in the beer garden seems to be working
2. Spoke about 'Bunchfest'. You want it to be a day event and hope to hold it within your conditions. I asked for you to let PC Reed know of date and timings. His email is [REDACTED]
3. Spoke about [REDACTED] trying to get into the pub yesterday (25th) at 1600 Hours. To confirm he is banned for life.
4. Your CCTV system is the original system and you and staff are able to operate. You spoke about a 'blind spot' near the main bar. There are plans to place a camera outside the main entrance to help door staff.

Thank you.
Regards.

Paul Butler.
Licensing Officer.

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Mike Dotchon

From: Martin [REDACTED]
Sent: 08 October 2019 11:27
To: [REDACTED]
Subject: Fwd: Bunch of Grapes, Ilfracombe 11/7/19

From: Kate Morne [REDACTED]
Date: 6 August 2019 at 13:25:07 BST
To: Martin [REDACTED]
Subject: RE: Bunch of Grapes, Ilfracombe 11/7/19

Dear Mr Bayntun,

I wanted to keep you informed in relation to further issues at the Bunch Of Grapes.

I have received three further complaints today in relation to late night disturbance outside of the front of the premises, shouting and fighting resulting in Police attendance on Saturday night and again last night into the early hours of the morning.

I have just spoken with Connor and advised him of this and agreed to meet with him tomorrow to discuss this further.

I will be taking statements from the affected parties this may result in further action being taken under the Anti Social behaviour escalation process. I will keep you updated on this.

Regards

Kate Morne

From: Martin [REDACTED]
Sent: 12 July 2019 11:01
To: BUTLER Paul 16302 [REDACTED]
Cc: REED Matthew 11707 [REDACTED]; CREWE John 17065 [REDACTED]; SEARLE Paul 14316 [REDACTED]; Licensing [REDACTED]; Kate Morne [REDACTED]; [REDACTED]; Martin [REDACTED]
Subject: Re: Bunch of Grapes, Ilfracombe 11/7/19

Dear Paul

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I appreciate being kept in the loop and happy to assist where I can. Both myself and Connor want the Bunch of Grapes to be a success.

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[REDACTED]

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Regards.

Paul Butler.

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Mike Dotchon

From: Martin [REDACTED]
Sent: 08 October 2019 11:19
To: [REDACTED]
Subject: Fwd: Bunch of Grapes, Ilfracombe.

From: BUTLER Paul 58167 [REDACTED]
Date: 5 September 2019 at 17:21:03 BST
To: Martin [REDACTED]
Cc: Licensing [REDACTED], Kate Morne [REDACTED]
CURTIS David 16415 [REDACTED]
Subject: RE: Bunch of Grapes, Ilfracombe.

Martin

Thank you for the detailed Email. I have spoken to my colleagues and the Council and will get back to you with regard to a meeting. As Adam Squire is still the DPS I would encourage his attendance also.

Regards.

Paul Butler.

From: Martin [REDACTED]
Sent: 05 September 2019 11:07
To: BUTLER Paul 58167 [REDACTED]
Cc: Kate Morne [REDACTED], Phil Fitzsimons [REDACTED]
[REDACTED]; Licensing [REDACTED], Martin [REDACTED]
[REDACTED], Alex [REDACTED]
Subject: Re: Bunch of Grapes, Ilfracombe.

Dear Paul

Thanks for your email and congratulations on your new position.

Abbeyvalley Ltd owns the property, but we bought it subject to a pre-existing commercial Lease to Connor of the ground floor pub and basement.

This is not a tenancy at will or a management agreement, but is a multi-year commercial lease under which Connor is responsible for operating the pub and maintaining it and repairing it and paying all bills etc. As such we don't manage the pub on a day to day (or even month to month) basis. This is Connor's business and livelihood.

Having said that, the Lease does state that Connor is obligated to manage the pub in a manner that is meets the premise license conditions and does not threaten the premise license. With the concerns that have been raised and now the license review, it maybe that Connor is in breach of his lease.

As neither myself nor my employees are regularly in the pub, or even in Ilfracombe, it is difficult for me to assess what breaches of licensing conditions may or may not have occurred. From the

correspondence I have seen it is clear that there have been concerns and issues, although I was under the understanding that most of them had been positively addressed.

Having spoken at some length with Connor, he is adamant that he has been working hard to try to work with relevant parties and authorities in order to deal with these issues so as to resolve or at least to ameliorate these concerns. I understand that a number of positive actions have been taken in this regard - some of them following meetings involving yourself and other relevant persons.

Connor believes the noise complaints have been overstated. He says that some of the reports of people shouting whilst walking down the alleyway next to the pub relate to persons that have not been patrons of the pub. He also says that his security staff have been proactive in managing customers and noise and in turning away from the pub drunk or potentially disruptive persons. However, by denying entrance, this sometimes leads to some degree of noise as persons protest about being denied entrance and then are somewhat noisy when they walk off.

The Bunch of Grapes is situated in the commercial part of Ilfracombe (the High Street) and not in a primarily residential area. Some degree of noise from a high street pub is to be expected. I also feel strongly that independently owned and operated pubs are important for towns such as Ilfracombe - for the social life of residents, younger people, and visitors, and for the economy of the town. Personally I find it depressing if towns retreat into having one giant Wetherspoons as the only, or even primary option, for evening and night time drinking and socialising.

To get back to your question, Connor has temporarily closed the pub to introduce changes to further address the concerns of relevant parties. He is looking to develop the kitchen to provide a quality food option and is looking at voluntarily reducing his late night trading hours. My understanding is that the pub should be open again with these changes in a week or so.

In my dealings with Connor I have always found him to be enthusiastic and hard working. It is definitely not easy running a pub - particularly in a regional and seasonal town such as Ilfracombe. Connor is trying to make the Bunch of Grapes a popular and safe venue and trying to sustain a business for himself and his family and one which provides employment for other residents of the town. I suspect that Connor may have been initially somewhat inexperienced about the demands and regulations involved in running a licensed business. However, my sense is that Connor has been learning quickly and has been receptive to concerns and issues and has been open and active in making changes to the operating and management of the pub to address these issues.

As such I am very disappointed that it has been decided that the premise license should be put up for formal review. This is not only threatens Connor's business, but it also could seriously damage my Company's investment in Ilfracombe. If it is the case that Connor is perceived as not being capable of operating the pub in a manner that upholds the licensing objectives, then we will have to seek to forfeit his lease and look to relet the pub to an experienced operator that can uphold the license conditions and objectives. I hope it does not come to this.

I am looking to travel to Ilfracombe next week to meet with Connor. I would be very happy to meet with yourself and any other relevant parties in order to see if we can agree (and I can impose) specific changes and management actions / policies to try to resolve cobwebs regarding noise and anti social behaviour and any other issues or concerns.

I have also written to Connor and stressed on the phone to him how important this matter is and how it potentially threatens his entire work and business. I have advised him to get specialist local legal representation and I will be taking this up with him again next week. However, I know Connor has been putting a lot of money into his business (and currently in setting up a commercial kitchen) and large legal costs could financial ruin him. As such I really hope that we can amicably work together on a set of feasible measures to address current concerns and thereby satisfy the review.

Would yourself and any other relevant persons be available any day next week?

Best regards
Martin Bayntun
Abbeyvalley Ltd
[REDACTED]

Sent from my iPhone

On 5 Sep 2019, at 10:11, BUTLER Paul 58167 [REDACTED]
wrote:

Resent

From: BUTLER Paul 58167
Sent: 04 September 2019 11:28
To: Martin [REDACTED]
Cc: Phil Fitzsimons [REDACTED]; Licensing
[REDACTED]; Kate Morne [REDACTED]
Subject: Bunch of Grapes, Ilfracombe.

Martin,

I have retired as a Police Officer on the 31st July 2019 and returned this Monday the 2nd as Alcohol Licensing Officer, Police Staff. As you know I have corresponded with you; prior to my retirement, about the Bunch of Grapes, Ilfracombe on several occasions. Mr Barnard was aware of my absence. During my absence PS [REDACTED] and [REDACTED] have been covering for me. Issues have arisen which has resulted in a Review. I notice that the premise is currently closed. Is this for refurbishment or has the Company taken the decision to close it for a period of time.

Thank you in anticipation of a reply.
Regards.

Paul Butler.
Licensing Officer.

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Mike Dotchon

From: Martin [REDACTED]
Sent: 08 October 2019 11:18
To: [REDACTED]
Subject: Fwd: Bunch of Grapes, Ilfracombe

From: Martin [REDACTED]
Date: 11 September 2019 at 17:22:43 BST
To: BUTLER Paul 58167 [REDACTED]
Cc: Kate Morne [REDACTED], Mike Dotchon [REDACTED],
Martin [REDACTED]
Subject: Re: Bunch of Grapes, Ilfracombe

Dear Paul and Kate

I agree it would be much better if we can all meet. Lets arrange it for Friday the 20th September.

Thanks
Martin

www.slsproperties.co.uk

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From: BUTLER Paul 58167 [REDACTED]
Sent: Wednesday, September 11, 2019 5:17 PM
To: Martin [REDACTED]
Cc: Kate Morne [REDACTED]
Subject: RE: Bunch of Grapes, Ilfracombe

Martin

Sorry for the delay. Spoken to Kate and she cannot make tomorrow. She is away next week on a course but can make next Friday 20th. I think it would be better for all parties if you came to the meeting rather than a colleague as you have knowledge of the current situation.

Let me know.

Regards.

Paul Butler.

From: Martin [REDACTED]
Sent: 11 September 2019 09:51
To: BUTLER Paul 58167 [REDACTED]
Cc: Kate Morne [REDACTED]; Mike Dotchon [REDACTED]; Martin [REDACTED]; Alex [REDACTED]
Subject: Re: Bunch of Grapes, Ilfracombe

Dear Paul

Thanks for your email. I have some appointments book in on Friday already in London.

However, I could probably come tomorrow for midday. Might it be possible to meet with yourself and Kate then?

If not I might have to send a colleague on Friday, unless we can reschedule for next week.

Kind regards
Martin

[REDACTED]

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From: BUTLER Paul 58167 [REDACTED]
Sent: Tuesday, September 10, 2019 1:42 PM
To: Martin [REDACTED]
Cc: Kate Morne [REDACTED]
Subject: Bunch of Grapes, Ilfracombe

Martin

As discussed would it be possible to meet at the Premise at 11.00 am on Friday the 13th September. Kate Morne; NDDC, and myself will be attending. Could I ask who you will be attending with? I realise you have some distance to travel however the latest both Kate and I can manage is 12.00 am.

I have arranged to see Mr Barnard at the pub on Thursday 12th at 12.00 together with PS [REDACTED] Neighbourhood Sgt, Ilfracombe.

Thank you in anticipation of a reply.
Regards.

Paul Butler.
Licensing Officer.

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Mike Dotchon

From: Martin [REDACTED]
Sent: 08 October 2019 11:14
To: [REDACTED]
Subject: Fwd: The Bunch of Grapes.

From: BUTLER Paul 58167 [REDACTED]
Date: 19 September 2019 at 20:20:22 BST
To: Martin [REDACTED]
Subject: RE: The Bunch of Grapes.

Martin
I will let Kate know and see you there. If held up could you just let me know on [REDACTED]
Regards.
Paul.

From: Martin [REDACTED]
Sent: 19 September 2019 18:25
To: BUTLER Paul 58167 [REDACTED]
Cc: Martin [REDACTED]
Subject: Re: The Bunch of Grapes.

Hi Paul

I have confirmed with Connor for 1 pm tomorrow (20/8/19) at the bunch of grapes.

Look forward to meeting you and Katie.

Thanks
Martin

Sent from my iPhone

On 19 Sep 2019, at 17:35, BUTLER Paul 58167 [REDACTED] wrote:

Martin
I am still keen for tomorrow. I didn't want you making two trips. What time at the pub?
Regards.
Paul.

From: Martin [REDACTED]
Sent: 19 September 2019 17:31
To: BUTLER Paul 58167 [REDACTED]
Cc: Martin [REDACTED]
Subject: Re: The Bunch of Grapes.

Hi Paul

I understood we have a meeting tomorrow at the pub?

Is that not the case?

Regards

Martin

Sent from my iPhone

On 19 Sep 2019, at 17:29, BUTLER Paul 58167

wrote:

Martin

I haven't heard from you recently. I understand from, Mr Barnard, you are coming down to North Devon on Monday 23rd to meet with him. Shall we meet then?

Let me know.

Regards.

Paul Butler.

Licensing Officer.

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Mike Dotchon

From: Martin [REDACTED]
Sent: 08 October 2019 11:13
To: [REDACTED]
Subject: Fwd: Meeting

Sent from my iPhone

Begin forwarded message:

From: Martin [REDACTED]
Date: 26 September 2019 at 10:32:15 BST
To: BUTLER Paul 58167 [REDACTED]
Cc: Mike Dotchon [REDACTED], Martin [REDACTED]
Subject: Re: Meeting

Hi Paul

Thanks for arranging the meeting. I found it useful.

I have drafted my suggestions and will try to get hold of Connor this week to confirm them with him. Should have you our response and proposals early next week.

Kind regards
Martin

[REDACTED]

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From: BUTLER Paul 58167 [REDACTED]
Sent: Monday, September 23, 2019 2:58 PM
To: Martin [REDACTED]
Subject: Meeting

Martin
From Kate and I thank you for the meeting on Friday. I will await your update and proposals.
Regards.
Paul Butler.

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'AL3'

Abbeyvalley Limited

22nd August 2019

Mr C D Barnard

Dear Connor

The Bunch of Grapes, [REDACTED]

We have been notified that the Anti-Social Behaviour Officer of North Devon Council has made an application for the Review of the Premises Licence for the Bunch of Grapes.

The allegations in the statement made in support of the application (which for ease of reference is attached) are, that as a result of failure to manage the Bunch of Grapes effectively, three of the main Licensing Objectives under the Licensing Act 2003, have been breached namely:-

1. Prevention of Crime and Disorder;
2. Public Safety;
3. Prevention of Public Nuisance.

If the allegations are proven to be true, then the Review may lead to the revocation of the Premises Licence and the closure of the Pub.

Under Clause 2.4 of the Lease dated 15th February 2019 you have covenanted to 'do all things as shall be required to protect the Trade Licences and to ensure their continuation'.

Under Clause 3.15(b) you also covenanted 'to ensure that the Property is in every respect managed and operated in a lawful and orderly manner and ensure that the Trade Licences or their renewal are not prejudiced or endangered'.

Any material breach of either of these covenants can lead to the forfeiture of the Lease under Clause 5.1.1(b).

1

Registered Office: [REDACTED]

Telephone: [REDACTED]

Email: [REDACTED]

You are therefore under a legal obligation to protect the Premises Licence and consequently your business and we therefore require you to do the following:-

1. Immediately, and at your own expense, to instruct a solicitor specialising in licensing law to defend the Premises Licence in the Review.
2. To engage with ourselves and the Licensing Authority, to attempt to achieve a negotiated settlement without the necessity of a hearing.
3. In the event of the Review going to a hearing, to attend and be legally represented.

We will of course be liaising with the Officer, and will work with you with the aim of protecting the Premises Licence.

Kindly acknowledge receipt.


Yours truly



Fwd: The Bunch Of Grapes

ALA

From: Martin [REDACTED]

To: [REDACTED]

Date: Tuesday 8 October, 2:14 pm

From: Connor Barnard

Date: 30 September 2019 at 09:36:56 BST

To: [REDACTED]
[REDACTED]

Subject: The Bunch Of Grapes

Good morning SLS properties,

After some lengthy conversations with my family and my partner I have decided that Saturday just gone is to be my last time opening the doors of the pub (the Bunch Of Grapes), after months of making little to no money, and constant grief from the licensing side of things, just the stress by itself is making me ill, I've had to get another daytime job just to make money to be able to afford the rent and will be applying for bankruptcy in a couple of months, I'll be ringing the rental company's today to get everything collected ie; the pool table, fruit machines ect, and have arranged an auctioneer to come over and view the items I brought from [REDACTED] when purchasing the Lease, thanks for being great landlords and I'm more than happy to carry on renting the flat until you find new tenants (which shouldn't take to long), by my understanding by me also pulling out the review on the licence won't go ahead, that's the vibe I got from Paul Butler, I shall post your keys back to you, or I can keep them here for you to collect, I've got some doors to fix from where the police raided it back in June/July unless your maintenance team would like to do it, I've got the crime papers for the police to pay for the damages, just never had the money to actually do it myself and then wait for the payment.

Many thanks,

Connor Barnard

1

Aurienna Dunbrook

From: Martin [REDACTED]
Sent: 09 October 2019 23:55
To: Howard Bee
Cc: Paul.BUTLER@[REDACTED]; Martin; Alex; [REDACTED]
Subject: Video clip re bunch of grapes premise license review

> Thanks Howard

> Unfortunately I do not seem to be able to open that video clip file in its current format. I will try again on a desktop PC.

>

> Is this from the member of public who wrote to you anonymously? And who alleged the pub was a front for a wholesale cocaine distribution and money laundering criminal enterprise? And who said he identified 7 major drug dealers? And who gave detailed explanations as to why no drugs were found at the Bunch of Grapes when Mr Butler and his colleagues undertook an unannounced and thorough check?

>

> This person's letter is, in my view, entirely incredible. There is no way a regular member of the public could have such detailed knowledge of a major drug business and the persons involved, unless that person was or had been either personally involved in the alleged criminal enterprise or that person was a senior member of the Ilfracombe police or drug enforcement department.

>

> I find it concerning that the license review should even include an anonymous representation that consists of a series of completely unsubstantiated and outlandish allegations.

>

> Furthermore, these allegations of a major drug and money laundering enterprise, find no support in the detailed and fact based evidence supply by the relevant authorities to this review.

>

> In addition, these wild allegations concern mostly unknown individuals or the previous tenant and the now de facto ex DPS who no longer operate the Bunch of Grapes and never will again.

>

> I am happy for my strong objection to this irresponsible, anonymous letter being used in the review to go on record.

>

> Kind regards
> Martin Bayntun
> Director
> Abbeyvalley ltd

>

[REDACTED]

>

>

>

> Sent from my iPhone

>

>> On 9 Oct 2019, at 16:44, Howard Bee <[REDACTED]> wrote:

>>

>> Dear Martin,

>>

>> Please find attached a video clip which is linked to a representation submitted by a member of the public. This will be shown at the hearing.

>>

>> Kind regards Howard

>>

>> -----Original Message-----

>> From: Howard Bee

>> Sent: 08 October 2019 14:14

>> To: Howard Bee <[REDACTED]>

>> Subject: Emailing: converted 08.10.19

>>

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>> converted 08.10.19

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>> <converted 08.10.19.mp4>

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