

LICENSING HEARING PACK

Application

Application to vary a premises licence

**Woodchester Valley Vineyard And Winery
Upper Atcombe Farm
Convent Lane
Woodchester
Stroud
GL5 5HR**

Applicant

Mrs Fiona Shiner

Hearing Date

**Monday 22nd December 2025 – 14:00
Council Chamber,
Stroud District Council Offices**

25/01236/LAPRV

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Section 1 - Agenda

LICENSING PANEL

A meeting of the Licensing Panel is being held on **Monday 22nd December 2025** in the Council Chamber, Ebley Mill, Ebley Wharf, Stroud at **14:00**

Members of the Panel: Councillor Martin Brown (Chair), Councillor Ian Hamilton and Councillor Paul Turner

A G E N D A

1.	APOLOGIES To receive apologies for absence
2.	DECLARATIONS OF INTEREST To receive declarations of interest
3.	CONSIDERATION OF AN APPLICATION TO VARY A PREMISES LICENCE: Woodchester Valley Vineyard and Winery, Upper Atcombe Farm, Convent Lane Woodchester, Stroud, Gloucestershire, GL5 5HR

Section 2 Order of Proceedings

LICENSING HEARINGS – ORDER OF PROCEEDINGS

1. Introductions	
2. Hearing Report a. The Licensing Officer presents the Hearing Report	
3. Responsible Authorities a. Responsible Authorities address the Panel about their representations b. Questions to the Responsible Authorities	
4. Other Persons (this may be local residents, businesses or Parish/Town Councils) a. Other Persons address the Panel about their representations b. Questions to the Other Persons	
5. Applicant a. The Applicant addresses the Panel about the application b. Questions to the Applicant	
6. Summing Up a. Responsible Authorities sum up b. Other Persons sum up c. Applicants sum up.	
7. Panel Retire The Panel will retire to a private meeting to consider the application and make their decision.	
8. Decision A summary of the decision will be notified to all attendees by email as soon as possible but no later than 5 working days.	
9. Decision Notice A Decision Notice containing the full decision, any conditions imposed and the reasons, will be forwarded to applicant and all those persons that have made representation within 5 working days.	

Section 3 – Licensing Officer's Report

PREMISES NAME: Woodchester Valley Vineyard And Winery

PREMISES ADDRESS: Upper Atcombe Farm, Convent Lane, Woodchester, Stroud, GL5 5HR

APPLICANT: Fiona Shiner

APPLICATION TYPE: Application to Vary a Premises Licence

APPLICATION REF: 25/01236/LAPRV

1 BACKGROUND:

- 1.1 There has been a Premises Licence in place for Woodchester Valley Vineyard and Winery at Upper Atcombe Farm since 2017.
- 1.2 The applicant states that they offer a range of wines produced from their own vineyards, as well as wine tastings and vineyard tours,
- 1.3 The current licence permits sale of alcohol for consumption on and off the premises every day from 11.00 to 20:00 with opening hours to the public being the same times.
- 1.4 There are number of conditions on the licence that were volunteered by the applicant on first application.
- 1.5 Section 4 of the hearing pack is the current licence which includes all the current conditions.
- 1.6 Section 5 of the hearing pack is the current plan

2 APPLICATION

- 2.1 This application is to vary the premises licence to extend the hours for sale of alcohol and opening every day with proposed new hours to be 10:00 to 21:30.
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- 2,.2 In addition the application includes a revised plan which extends the area covered by the existing licence to include the barn located at the rear of the Tasting Room. The applicant states this space will be used to enhance the tasting experience

2.2 The times requested are:

Sale of Alcohol	Every day	Current 11:00 to 20:00 Proposed 10:00 to 21:30
Opening Hours	Every day	Current 11:00 to 20:00 Proposed 10:00 to 21:30

2.5 Section 6 of the Hearing Pack is the Variation Application Form

2.6 Section 7 of the Hearing Pack is the Variation Application Plan

2.7 Section 8 is a location plan.

3 REPRESENTATIONS:

Responsible Authorities

3.1 There have been no representations from the responsible authorities.

Other Parties

3.2 The Authority has received seven representations against the application from local residents who all live in Convent Lane which is the lane that leads to Woodchester Valley Vineyard and Winery. The main relevant concerns relate to:

- concerns about an increase in noise nuisance and disturbance from additional traffic over a longer period
- concerns that additional traffic will impact on safety of pedestrians including children using the lane.

4 THE HEARING:

4.1 The Hearing Panel should seek to focus on concerns and comments raised in the representations that are relevant to the licensing objectives and within the scope of the Licensing Act 2003.

4.2 The licensing objectives are:

- a) Prevention of crime and disorder
- b) Prevention of public nuisance
- c) Public safety
- d) Protection of children

4.3 General traffic or parking problems are not normally relevant matters under the Licensing Act as these are dealt with by planning law. Planning and Licensing are two separate jurisdictions, and it is up to the business operator to ensure that they adhere to both and have requirements in place. However,

if it can be demonstrated that the traffic concerns have a clear link to one or more of the licensing objectives, and are directly relevant to the application being made, then the hearing panel can consider them.

- 4.5 The Hearing Panel may, with the consent of all parties to the hearing, allow the introduction of additional evidence at the hearing that supports or amplifies the existing representation or the application. However, the introduction of further representations to those disclosed to the applicant prior to the hearing will not be allowed.
- 4.6 Having considered the application and the representation the Hearing Panel may take the following actions:
- Refuse the application for a premises licence
 - Grant the application in the terms applied for
 - Grant the application with conditions or amendments
- 4.7 If the Hearing Panel decides to attach conditions to the Premises Licence, those conditions must be appropriate to promote the Act's objectives and proportionate to the type of premises.