

### **Appendix 3:- Correspondence between the Council and Pall Mall and Woodcote Park Clubhouses**

**From:** [Rachel Jackson](#)  
**To:** ["Thomas O'Maoileoin"](#)  
**Cc:** [Lisa Rasores](#)  
**Subject:** RE: The Walled Garden - Grant of Premises licence application  
**Date:** 10 February 2021 14:01:50

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Dear Thomas

Thank you for your email and clarification, we will be in contact with the residents, and will of course keep you updated.

Best wishes

Rachel

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**From:** Thomas O'Maoileoin <TOMaoileoin@tandtp.com>  
**Sent:** 10 February 2021 13:44  
**To:** Rachel Jackson <RJackson@epsom-ewell.gov.uk>  
**Cc:** Lisa Rasores <LRasores@epsom-ewell.gov.uk>; Thomas O'Maoileoin <TOMaoileoin@tandtp.com>  
**Subject:** Re: The Walled Garden - Grant of Premises licence application  
**Importance:** High

Dear Rachel

Thank you again for your patience.

I have now heard back from my clients and they've made a couple of tweaks but confirm that the suggestions below may be included in their operating schedule and be added as conditions to their licence if granted:

1. Children's sports camps may only take place on the Multi Use Games Area
2. Playing of films may only take place inside
3. The premises licence holder may hold 4 events per calendar year on the Amenity Lawn limited to a maximum capacity of 100 persons (excluding staff); with background recorded or live music and may only take place between 10:00 hours and 16:00 hours
4. The premises licence holder may hold 10 events per calendar year on the Amenity Lawn limited to a maximum capacity of 30 persons (excluding staff); with background music only and may only take place between 10:00 hours and 15:00 hours

I appreciate that (2) could be dealt with on the face of the licence but wanted the residents to be clear of the amendment.

If you have any queries arising please do not hesitate to contact me.

With kind regards  
Thomas

Thomas O'Maoileoin  
Partner

Thomas & Thomas Partners LLP  
38a Monmouth Street  
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**From:** Rachel Jackson <[RJackson@epsom-ewell.gov.uk](mailto:RJackson@epsom-ewell.gov.uk)>  
**Date:** Wednesday, 10 February 2021 at 12:32  
**To:** Thomas O'Maoileoin <[TOMaoileoin@tandtp.com](mailto:TOMaoileoin@tandtp.com)>  
**Cc:** Lisa Rasores <[L.Rasores@epsom-ewell.gov.uk](mailto:L.Rasores@epsom-ewell.gov.uk)>  
**Subject:** RE: The Walled Garden - Grant of Premises licence application

Thanks so much Thomas, absolutely no need to apologise, let's hope that this reaches an agreement. I will await your confirmation before we progress our side.

Best wishes

Rachel

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**From:** Thomas O'Maoileoin <[TOMaoileoin@tandtp.com](mailto:TOMaoileoin@tandtp.com)>  
**Sent:** 10 February 2021 10:38  
**To:** Rachel Jackson <[RJackson@epsom-ewell.gov.uk](mailto:RJackson@epsom-ewell.gov.uk)>  
**Subject:** Re: The Walled Garden - Grant of Premises licence application

The proposal is as follows but I'm still waiting for the RAC to 100% confirm. That should be very soon and hopefully I can confirm then.... My apologies for the delay!

1. Children's sports camps may only take place on the Amenity Lawn
  2. Playing of films may only take place inside
  3. The premises licence holder may hold 4 events per calendar year on the Amenity Lawn limited to a maximum capacity of 100 persons (excluding staff); with background music only and may only take place between 10:00 hours and 16:00 hours
  4. The premises licence holder may hold 10 events per calendar year on the Amenity Lawn limited to a maximum capacity of 30 persons (excluding staff); with background music only and may only take place between 10:00 hours and 15:00 hours
-

**From:** Rachel Jackson <[RJackson@epsom-ewell.gov.uk](mailto:RJackson@epsom-ewell.gov.uk)>

**Date:** Wednesday, 10 February 2021 at 09:58

**To:** Thomas O'Maoileoin <[TOMaoileoin@tandtp.com](mailto:TOMaoileoin@tandtp.com)>

**Subject:** RE: The Walled Garden - Grant of Premises licence application

Good morning Thomas

I hope all is well with you, can I just check there are no further updates from your side? I hope that we will be in contact with the residents this week.

Best wishes

Rachel

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**From:** Thomas O'Maoileoin <[TOMaoileoin@tandtp.com](mailto:TOMaoileoin@tandtp.com)>

**Sent:** 04 February 2021 09:38

**To:** Rachel Jackson <[RJackson@epsom-ewell.gov.uk](mailto:RJackson@epsom-ewell.gov.uk)>

**Cc:** Moses Solomon [REDACTED] Daniel Pereira

[REDACTED] >; Tilly Burton [REDACTED]

**Subject:** Re: The Walled Garden - Grant of Premises licence application

**Importance:** High

Thank you very much for your email.

I'm not aware of anything further. To my knowledge the concerns have been addressed through the various amendments but I note that both Moses and Daniel are copied into your email and they will be able to confirm.

All good wishes and thank you again for all of your assistance throughout this process.

Kind regards,  
Thomas

**Thomas O'Maoileoin**  
**Partner**

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**From:** Rachel Jackson <[RJackson@epsom-ewell.gov.uk](mailto:RJackson@epsom-ewell.gov.uk)>

**Date:** Thursday, 4 February 2021 at 09:34

**To:** Thomas O'Maoileoin <[TOMaoileoin@tandtp.com](mailto:TOMaoileoin@tandtp.com)>

**Cc:** Moses Solomon [REDACTED], Daniel Pereira [REDACTED], Tilly Burton [REDACTED]

**Subject:** RE: The Walled Garden - Grant of Premises licence application

Good morning Thomas

I hope all is well with you. I have some progress on my staffing, in that one Licensing Officer has returned from sick leave, with my other Officer due back in 2 weeks all being well. We will make contact soon with the residents, all were notified about the change of hours, so we will now contact them to advise that outdoor film aspect being removed. Sorry for asking, but just to check, is there anything else we need to be aware of at this point as I know previously you were hopeful that matter could be resolved without a Hearing?

Best wishes

Rachel

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**From:** Thomas O'Maoileoin <[TOMaoileoin@tandtp.com](mailto:TOMaoileoin@tandtp.com)>

**Sent:** 27 January 2021 15:48

**To:** Rachel Jackson <[RJackson@epsom-ewell.gov.uk](mailto:RJackson@epsom-ewell.gov.uk)>

**Cc:** Moses Solomon [REDACTED]; Daniel Pereira [REDACTED]; Tilly Burton [REDACTED]

**Subject:** Re: The Walled Garden - Grant of Premises licence application

Pleasure Rachel and you too

On 27 Jan 2021, at 14:10, Rachel Jackson <[RJackson@epsom-ewell.gov.uk](mailto:RJackson@epsom-ewell.gov.uk)> wrote:

Dear Thomas

Thank you for your email, I can confirm the application will be amended as per your request. I am hoping to have both my officers back next week. Thank you once again for your patience and understanding.

Best wishes

Rachel

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**From:** Thomas O'Maoileoin <[TOMaoileoin@tandtp.com](mailto:TOMaoileoin@tandtp.com)>

**Sent:** 27 January 2021 13:58

**To:** Rachel Jackson <[RJackson@epsom-ewell.gov.uk](mailto:RJackson@epsom-ewell.gov.uk)>

**Cc:** Moses Solomon [REDACTED]; Daniel Pereira [REDACTED]

[REDACTED]; Tilly Burton [REDACTED]; Thomas O'Maoileoin <[TOMaoileoin@tandtp.com](mailto:TOMaoileoin@tandtp.com)>

**Subject:** Re: The Walled Garden - Grant of Premises licence application

**Importance:** High

Dear Rachel

My clients have been in further discussions with the residents and it is apparent that there are concerns relating to the showing of films OUTSIDE. Please note that following these discussions we have agreed to WITHDRAW the application to permit the showing of films OUTSIDE. Inside will remain as is.

I would be most grateful if the application could be amended accordingly.

With kind regards  
Thomas

**Thomas O'Maoileoin**  
**Partner**

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**38a Monmouth Street**  
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**From:** Rachel Jackson <[RJackson@epsom-ewell.gov.uk](mailto:RJackson@epsom-ewell.gov.uk)>

**Date:** Thursday, 14 January 2021 at 12:14

**To:** Thomas O'Maoileoin <[TOMaoileoin@tandtp.com](mailto:TOMaoileoin@tandtp.com)>

**Cc:** Moses Solomon [REDACTED] Daniel Pereira

[REDACTED], Tilly Burton [REDACTED]

**Subject:** RE: The Walled Garden - Grant of Premises licence application

Dear Thomas

I thank you for your kind reply and understanding. I have briefly seen some of the representations, and I agree, there does appear to be some misunderstanding with the timings, which you have now clarified. I too would be hopeful that agreements can be reached, to avoid a Hearing. As I say, as soon as I have the staffing levels, we will be progressing this as priority, to either schedule the Hearing or have the amended Licence to you as appropriate. In the meantime, if there are any urgent matters, please do not hesitate to contact me.

Thank you again

Rachel

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**From:** Thomas O'Maoileoin <[TOMaoileoin@tandtp.com](mailto:TOMaoileoin@tandtp.com)>

**Sent:** 14 January 2021 11:39

**To:** Rachel Jackson <[RJackson@epsom-ewell.gov.uk](mailto:RJackson@epsom-ewell.gov.uk)>

**Cc:** Moses Solomon [REDACTED]; Daniel Pereira  
[REDACTED] Tilly Burton [REDACTED]

**Subject:** Re: The Walled Garden - Grant of Premises licence application

**Importance:** High

Dear Rachel

Thank you for your email. I am very sorry to hear that your colleagues have come down with corona. May I wish them a speedy recovery.

I fully appreciate your predicament and of course am happy to do whatever is necessary. In the meantime we hope that we may be able to reach an agreement with the residents. Unfortunately there have been a number of misunderstandings in relation to the application in terms of timings and the actual use of the premises. If these can be cleared up it may well be that the residents' concerns are addressed and a hearing becomes unnecessary. I certainly hope so.

I have copied my clients into this email.

With very best wishes  
Thomas

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**Partner**

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**From:** Rachel Jackson <[RJackson@epsom-ewell.gov.uk](mailto:RJackson@epsom-ewell.gov.uk)>

**Date:** Thursday, 14 January 2021 at 11:11

**To:** Thomas O'Maoileoin <[TOMaoileoin@tandtp.com](mailto:TOMaoileoin@tandtp.com)>

**Subject:** RE: The Walled Garden - Grant of Premises licence application

Dear Thomas

I hope all is well with you. As you are aware, Angela Slaughter was my Licensing Officer dealing with this case, and she was going to work with my other premises Licensing Officer Lisa Rasores. Unfortunately, both Officers are sadly off sick with conformed coronavirus, this leaves me seriously stretched with only one Officer leading on taxi and general matters. I have sent holding replies to those residents who have submitted potential representations, and I understand the last date for representation is tomorrow.

Ordinarily, this would not cause a problem, but of course we are in unprecedented times. I appreciate that the Regulations state there are powers to extend Hearing timings on the grounds of public interest, but that is the only flexibility. However, what I am asking is despite this lack of flexibility, would you and your client have any objection to a delay in the Hearing being scheduled? I can assure you that the application will be the paramount priority of my Licensing Officers on their return from sick leave. The matter of any representations and their validity will of course take precedence, although I believe my Taxi Officer has forwarded some representations already (but I assume not "vetted" as such).

I can only apologise for this unprecedented request in these unprecedented times, but I am hopeful you and your client will be able to understand my predicament.

Best wishes

Rachel

Rachel Jackson  
Licensing, Grants and HIA Manager  
Epsom and Ewell Borough Council  
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The Parade  
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<image001.png>

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**From:** Thomas O'Maoileoin <[TOMaoileoin@tandtp.com](mailto:TOMaoileoin@tandtp.com)>

**Sent:** 11 January 2021 14:39

**To:** Angela Slaughter <[ASlaughter@epsom-ewell.gov.uk](mailto:ASlaughter@epsom-ewell.gov.uk)>

**Cc:** Tilly Burton [REDACTED]

**Subject:** Re: The Walled Garden - Grant of Premises licence application

Dear Angela

I have now had the opportunity of liaising with my clients.

There seems to be some confusion. The summer hours as applied for in the licensing application are in fact already within the permitted hours granted on the planning permission. It is winter where there is a discrepancy. As you are aware the hours sought in the licensing application are:

&#0;. The internal areas 09.00 hours until 21.00 hours

&#0;. The external areas winter (October to March) 09.00 hours until **18.00 hours** and summer (April to September) 09.00 hours until 20.00 hours.

An application "to vary Condition 15 of Planning Permission ref: 17/00542/FUL, dated 7 December 2017, to extend the opening hours of the external play facilities and café area in the walled garden from 6:00pm to 8:00pm between April and September (inclusive) and in the winter months 5pm on any given day" was granted on 16<sup>th</sup> March 2020.

To come within the boundaries of the permission dated 16<sup>th</sup> March therefore the premises licence application is amended so as to read:

&#0;. **The internal areas 09.00 hours until 21.00 hours**

&#0;. **The external areas winter (October to March) 09.00 hours until 17.00 hours and summer (April to September) 09.00 hours until 20.00 hours.**

A copy of the permission is attached.

I hope this addresses any misunderstanding.

With kind regards

Thomas

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**From:** Thomas O'Maoileoin <[TOMaoileoin@tandtp.com](mailto:TOMaoileoin@tandtp.com)>  
**Date:** Monday, 11 January 2021 at 10:54  
**To:** "ASlaughter@epsom-ewell.gov.uk" <[ASlaughter@epsom-ewell.gov.uk](mailto:ASlaughter@epsom-ewell.gov.uk)>  
**Cc:** Tilly Burton [REDACTED], Thomas O'Maoileoin  
<[TOMaoileoin@tandtp.com](mailto:TOMaoileoin@tandtp.com)>  
**Subject:** Re: The Walled Garden - Grant of Premises licence application

Dear Angela

Thank you for your email.

I was unaware of the planning restriction. I will speak to my clients but I am confident that they will agree to amend the application so that it mirrors what is permitted on the planning permission.

I'll revert ASAP – probably later today.

Warm regards  
Thomas

**Thomas O'Maoileoin**  
**Partner**

**Thomas & Thomas Partners LLP**  
**38a Monmouth Street**  
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**From:** Angela Slaughter <[ASlaughter@epsom-ewell.gov.uk](mailto:ASlaughter@epsom-ewell.gov.uk)>  
**Sent:** 07 January 2021 09:49  
**To:** Tilly Burton [REDACTED]  
**Subject:** The Walled Garden - Grant of Premises licence application  
**Importance:** High

Dear Madam

I have been speaking to local Ward Councillors and several local residents about the hours of the live music stated on the application form. They are also concerned about noise.

The internal areas 09.00 hours until 21.00 hours  
The external areas  
Winter (October to March) 09.00 hours until 18.00 hours  
Summer (April to September) 09.00 hours until 20.00 hours.

Below is condition 15 of the planning permission;

Condition 15 of planning permission ref: 17/00542/FUL, dated 07.12.2017, allowed for the following opening hours:

*The external play facilities and café area in the walled garden shall not be used before 8am or after 6pm between April and October (inclusive) and in the winter months 5pm on any given day. The facilities within the pool house (within the walled garden) shall not be used before 6am or after 10pm on any given day.*

Whilst I recognize that Planning and Licensing hours do not have to match, but given the amount of interest I am receiving about this application, would you consider asking the Applicants to reduce the live music hours to match the planning hours?

Many thanks  
Angela

Angela Slaughter  
Licensing Officer  
Epsom & Ewell Borough Council  
tel: 01372 732443

Email: [aslaughter@epsom-ewell.gov.uk](mailto:aslaughter@epsom-ewell.gov.uk)

**Please note my normal working days are Tuesdays to Thursdays**

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