

**Kay Dewinski (Neighbourhood Services)**

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**From:** Cllr. Mark Westwood (Dudley Council Elected Member)  
**Sent:** 24 February 2024 14:51  
**To:** Liquor Licensing  
**Subject:** RE: DY/51/1679 - New Premises Licence Application for The Black Country Wellbeing Centre, Vale Street, Upper Gornal. DY3 3XF [OFFICIAL-SENSITIVE PERSONAL]

**Sensitivity:** Confidential

Dear Kay

I have received several calls from the residents of Upper Gornal and Woodsetton raising objections to the liquor licence request by the Black Country Well Being Centre. The Centre does some fantastic work for the Young and Old in the area, however the request for a liquor licence is not in keeping with the use of the property now. Furthermore, my objections are based on the following;

The road approaching the entrance to the centre is very narrow and struggles with the volumes of traffic on there now. Any increase of this traffic will have further impact on the congestion and nuisance to the local residents.

The Car Parking space is not sufficient for an increase in volume if the Liquor licence was approved. There will still be dog walkers, families using the park facilities and walkers, therefore the car park is far from sufficient for extra vehicles. The use of the field for parking is not sustainable and if used would cause a nuisance to residents and damage to the greenery.

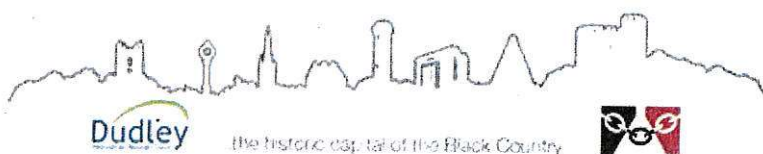
During the spring and summer months the potential of customers consuming liquor outside of the building will create noise and potential anti-social behaviour due to the nature of the fields / houses surrounding the building.

If the liquor licence was granted the egress of customers on foot would be across the open field through Vale Street and various cut throughs that are available across the field, which would create the potential for further anti-social behaviour late into the evening for the surrounding residents.

Regards,

**Cllr. Mark Westwood**

Dudley Council  
Council House, Priory Road, Dudley, DY1 1HF  
[www.dudley.gov.uk](http://www.dudley.gov.uk)



## **Kay Dewinski (Neighbourhood Services)**

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**From:** Cllr. Adam Aston (Dudley Council Elected Member)  
**Sent:** 26 February 2024 22:36  
**To:** Liquor Licensing  
**Subject:** DY/51/1679 - New Premises Licence Application for The Black Country Wellbeing Centre, Vale Street, Upper Gornal. DY3 3XF [OFFICIAL-SENSITIVE PERSONAL]

**Sensitivity:** Confidential

Good evening Team,  
Thanks for your email regarding the liquor license application from Black Country Wellbeing Centre.

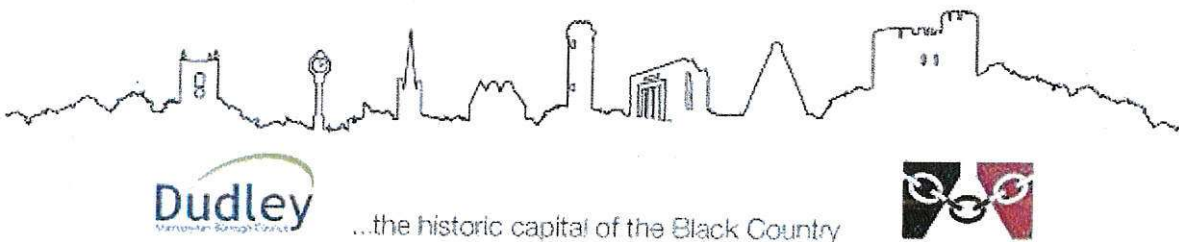
Since the application has been covered in the local press, I have been contacted by five local residents to raise concerns about the plan to sell alcohol at the centre; the basis of the concerns include the potential for drinking on Vale St Recreation Ground/Quarry Park on which Black Country Wellbeing Centre is located and associated noise nuisance; the lack of required parking has also been raised.

I have advised residents to make representations directly with the Licensing Team via the official process.

Best Wishes

Adam

**Councillor Adam M Aston**  
**Shadow Cabinet Member for Public Health and Adult Social Care**  
Upper Gornal and Woodsetton Ward  
Dudley Metropolitan Borough Council



**Representation Form**

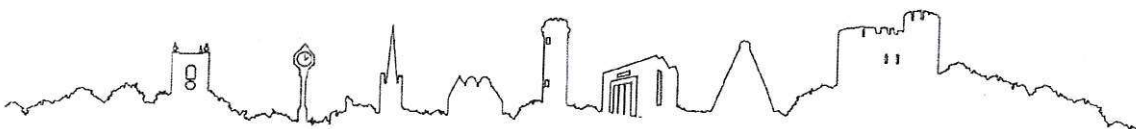


Please refer to the attached guidance notes prior to completing this form

Your name:	Alan Jones
Your postal address:	
Your email address:	
Your contact telephone number/s:	

Name of premises relevant to your representation/s:	Wellbeing Centre Vale
Address of premises relevant to your representation/s:	Vale Street Upper Gornal

Licensing Objective/s that relate to your representation/s:	Please list the reasons for your representation/s and include the supporting evidence here. Use separate sheets, if necessary:
Prevention of crime & disorder:	
Public Safety:	
Prevention of public nuisance:	
Protection of children from harm:	





If there are any conditions that you would like the committee to consider adding to the licence then please list them here:

As elderly local resident I want to object to the licence application for the Well Being centre.  
will hear increased noise from park and venue late at night

It will encourage anti-social behaviour

Increased noise from park late at night

More traffic around narrow streets

More cars parking on the narrow streets near the park

Increased noise on entrances with people walking to & from the centre.

More litter on and around the park

Already have several licensed premises in the vicinity that cater for such parties/events -

I fully understand that this document will be made available to the applicant and included in the Sub Committee's Hearing papers which are publicly accessible documents, and any subsequent appeal court proceedings.

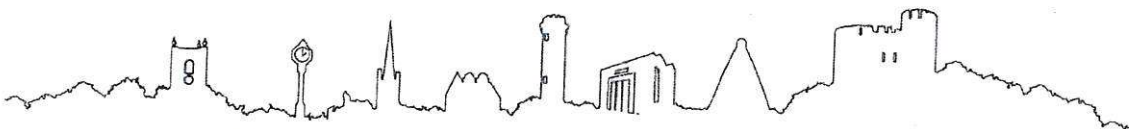
Signed: Alan Jones

Date: 25/02/24

Please email your completed form to: [liquor.licensing@dudley.gov.uk](mailto:liquor.licensing@dudley.gov.uk) or post it to:

Licensing Offices  
Neighbourhood Services - Licensing  
Environment  
Dudley Council  
Lister Road Depot  
Dudley  
DY2 8JW

This form must be returned to the Licensing Offices, within the statutory period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the newspaper advert.





Please refer to the attached guidance notes prior to completing this form.

Your name: MR. BRIAN JONES /  
Your postal address: HON ALDERMAN BRYAN CUTLER  
Your email address:  
Your contact telephone number/s:

Name of premises relevant to your representation/s: WELLBEING CENTRE  
Address of premises relevant to your representation/s: VALE ST UPPER GORNAL DUNGY.  
AS ABOVE

Licensing Objective/s that relate to your representation/s: Please list the reasons for your representation/s and include the supporting evidence here. Use separate sheets, if necessary.

Prevention of crime & disorder: THE WELLBEING CENTRE AT PRESENT DOES NOT HAVE A LIQUOR LICENSE AND THEREFORE NO EVIDENCE OF DISORDER OR ASSB

Public Safety: THE WELLBEING CENTRE IS USED BY YOUNG PEOPLE AND THE ELDERLY AND THEREFORE SHOULD HAVE BEEN INSPECTED BY DMBC.

Prevention of public nuisance: NO EVIDENCE OF PUBLIC NUISANCE CURRENTLY BUT THERE IS EVERY POTENTIAL WITH THE GRANTING OF THE LICENSE APPLIED FOR COULD AFFECT NEAR BY RESIDENTIAL PROPERTIES - NOISE

Protection of children from harm: THE WELLBEING CENTRE IS MAINLY USED BY YOUNG PEOPLE AND THEREFORE DOES NOT SIT WELL WITH THE SALE OF ALCOHOL. IT SHOULD BE Borne IN MIND THAT THE CENTRE IS ADJACENT TO A PLAY PARK FOR YOUNGSTERS. THEREFORE, WE STRONGLY OBJECT TO THE LICENCE APPLIED FOR.





IT IS UNDERSTOOD THAT THE PARKING SPACE COVERED BY THIS APPLICATION NUMBER IS TO BE BE STRONGLY CONSIDERED THAT PARKING IS LIMITED.

I fully understand that this document will be made available to the applicant and included in the Sub Committee's Hearing papers, which are publicly accessible documents, and any subsequent appeal court proceedings.

Signed

[Redacted Signature]

Date

16.02.2024

Please email your completed form to:

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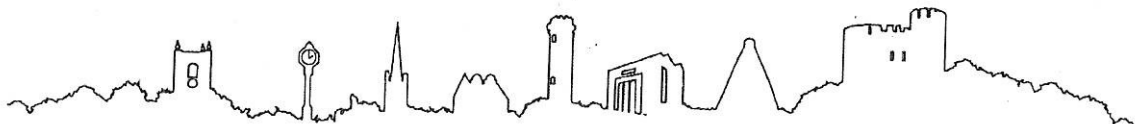
Representation Form

Please refer to the attached guidance notes prior to completing this form

Your name:	Mrs Donna Hemmings
Your postal address:	
Your email address:	
Your contact telephone number/s:	

Name of premises relevant to your representation/s:	Black country well being centre
Address of premises relevant to your representation/s:	127 Vale Street Upper Gornal Dudley Dy3 3XQ

Licensing Objective/s that relate to your representation/s:	Please list the reasons for your representation/s and include the supporting evidence here. Use separate sheets, if necessary:
Prevention of crime & disorder:	Anti-social behaviour entering onto the Quarry park
Public Safety:	After consuming Alcohol clientele could easily venture out onto the park and become a nuisance to the general public.
Prevention of public nuisance:	Alcohol is a major contributing factor to public nuisance & the noise levels coming from the premises
Protection of children from harm:	Proposed hours conflict with families or children playing football and playing on the play ground on the park.



If there are any conditions that you would like the committee to consider adding to the licence then please list them here:

Serving alcohol in a well being centre surely contravenes the purpose of a well being centre. There is no additions to the licence that could change the clear message that alcohol is good for our health & well being when we all know the overriding evidence is quite the opposite.

I fully understand that this document will be made available to the applicant and included in the Sub Committee's Hearing papers which are publicly accessible documents, and any subsequent appeal court proceedings.

Signed:

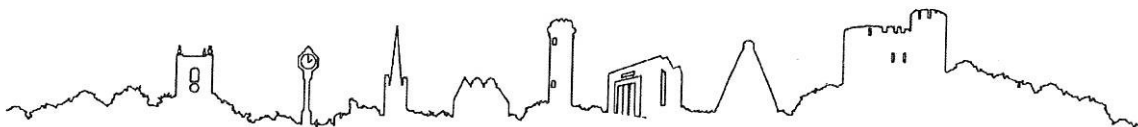
Date:

21.02.2024

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MRS E. BARRATT

Mr Nick Slym  
Dudley Metropolitan Borough Council  
Neighbourhood Services – Licensing Environment  
Lister Road Depot  
Dudley  
DY2 8JW

24th February 2024

Dear Mr Slym

**New Premises Licence Application for Black Country Wellbeing Centre**

Having reviewed the Statement of Licensing Policy (The Licensing Act 2003) I submit my representation in line with the objectives set out in the Act and the limited information available to me.

(1) There needs to be clarification as to why there is a fundamental need for a permanent alcohol licence in a Wellbeing Centre sited in a relatively small public park incorporating a children's playground.

This application seems in direct contrast to the core principles associated with a Wellbeing Centre of providing a safe space in promoting good health, physical, mental and spiritual well-being. An alcohol license offers no benefit to the community but is more likely to be detrimental.

The issuing of an alcohol licence gives the legal basis for a "Pop-Up Public House" on a Friday, Saturday and Sunday each week and at other times. The Community does not need an additional Public House.

It is inconsistent with the Community Interest Statement "help to engage with people who may be socially isolated, obese and with mental health problems".

This Community Interest Statement also raises the question of safeguarding protocols with the introduction of alcohol into the Wellbeing Centre when part of their proposed remit was to help vulnerable adults and children.

The setting for the Wellbeing Centre is in an open space with residential dwellings bordering each side of the building. The open space (park) houses a football pitch and a children's playground. This is not an appropriate or safe setting for the granting of an alcohol licence.

The Park has a history of periodic antisocial behaviour over a number of years which follows the usual cycle experienced in open public spaces of recurring antisocial behaviour, the introduction of interventional processes to improve and eliminate antisocial behaviour, followed by complacency and at intervals reactivation.

This park is accessible twenty-four hours a day and has numerous entrances and exits. In the interests of the prevention of crime, disorder and public nuisance the provision for late night opening of a building, directly situated in the park and in the presence of alcohol consumption, should be vehemently discouraged.

For residents living in close proximity, without boundary to the park, there would be an increased risk to their safety, security, health and well-being when an alcohol licence is unnecessary.

The direct impact of the activity taking place at the licensed premises on public who live, work and carry out normal activity in close proximity and the neighbourhood of the Black Country Wellbeing Centre needs serious consideration.

Certainly there is a case that would support Article 8 of the Human Rights Act 1998

“Right to Respect for Private and Family Life”

The nature of this application directly affects the Human Rights Act. The time when most people are working during the week is usually from Monday to Friday. The weekend usually commences on Friday evening. This is when they reconnect as a family and spend quality time together. It is also a time for relaxation, communication and a time to recharge and destress.

This licensing application for Friday, Saturday and Sunday, together with other times, could severely impact this right and is discriminatory towards family and private life.

There appears to be no qualifying reason from the application submitted for a permanent alcohol licence to be approved and should be refused.

E. Barratt



## Kay Dewinski (Neighbourhood Services)

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**From:** Elaine Barratt  
**Sent:** 26 February 2024 12:10  
**To:** Kay Dewinski (Neighbourhood Services)  
**Subject:** [EXTERNAL EMAIL] Licensing Act 2003 - Application for a New Premises Licence for the Black Country Wellbeing Centre

You don't often get email from elainedavidbarratt@gmail.com. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the council. Do not click links or open attachments unless you are sure the content is safe.

Dear Mr Smith

Although I have not received a copy of your letter dated the 23rd February 2024, I have been made aware of the contents of this letter.

Some of the points raised in this letter require clarification as detailed below:

I have made reference to antisocial behaviour in my own representation letter.

It certainly would not be surprising if some of those submitting objections were concerned about their full addresses and names being made available. The security surrounding personal details is extremely important particularly in the elderly.

Such details could quite easily be maintained by Dudley MBC and readily accessible should their authenticity need to be validated. This in no way would undermine the applicants right to review the objection letter. Dudley MBC does have a duty of care to those who may feel vulnerable in this way.

The additional information provided since the Wellbeing Centre application submission also needs clarification:

"....that there are no services available at the site for vulnerable groups"...

This does not correlate with the community interest statement aims: "Help to engage with people who may be socially isolated, obese and with mental health problems".

".... provides facilities for local schools where some of their special educational needs (SEND) children attend and hold regular fitness classes...."

SEND adults and children are vulnerable. Please could you clarify whether the schools simply utilise the facilities at the Black Country Wellbeing Centre with their own school staff in attendance and no involvement of the Black Country Well Being Centre Staff. This point is not clear.

"....The Centre is currently experiencing financial difficulties....."

Selling alcohol to raise finance in a Wellbeing Centre sited in a Park with a football pitch and a children's playground is not a suitable environment or place for this venture.

It is not acceptable and is not a justifiable reason for the issuing of an Alcohol Licence.

".....To rent the room for private functions. It would not be open every weekend, but there would be an ability to open it when needed, without having to make future TENs applications"

Types of private function for room rental need to be more clearly defined with protocols, a risk evaluation and processes that would be in place for monitoring and contact details for attendees.

Verbal reassurance "it would not be open every weekend" are no guarantee and have no impact on the license application for licensing Friday, Saturday and Sunday.

All of the above needs consideration and certainly discussion before any decision is made.

Yours sincerely  
Mrs E Barratt



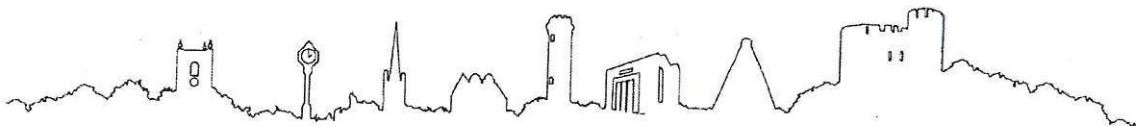
Representation Form

Please refer to the attached guidance notes prior to completing this form

Your name:	Lee & Nicola Anslow
Your postal address:	
Your email address:	
Your contact telephone number/s:	

Name of premises relevant to your representation/s:	Wellbeing Centre Vale
Address of premises relevant to your representation/s:	Vale Street Upper Gornal

Licensing Objective/s that relate to your representation/s:	Please list the reasons for your representation/s and include the supporting evidence here. Use separate sheets, if necessary:
Prevention of crime & disorder:	
Public Safety:	
Prevention of public nuisance:	
Protection of children from harm:	



If there are any conditions that you would like the committee to consider adding to the licence then please list them here:

As residents we want to object to the licence application for the Well Being centre am unable to provide facts as application has not been granted yet but envisage

Encouraging anti-social behaviour

Increased noise from park late at night

More traffic around narrow streets

More cars parking on the narrow streets near the park

Increased noise on entrances with people walking to & from the centre.

More litter on and around the park

Already have several licensed premises in the vicinity that cater for such parties/events -

The Well Being Centre does a great job with children's classes & OAP groups now neither of which need the premises to be licensed. Would like to understand how being licensed would improve services provided ?

I fully understand that this document will be made available to the applicant and included in the Sub Committee's Hearing papers which are publicly accessible documents, and any subsequent appeal court proceedings.

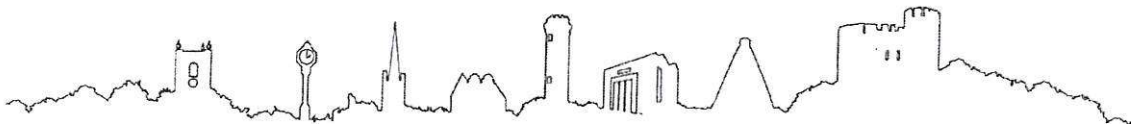
Signed:

Date:

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## Kay Dewinski (Neighbourhood Services)

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**From:** Mark Holder  
**Sent:** 26 February 2024 09:41  
**To:** Liquor Licensing  
**Subject:** [EXTERNAL EMAIL] Objection to Black Country Wellbeing Centre Vale Street application

You don't often get email from mark\_holder@yahoo.com. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the council. Do not click links or open attachments unless you are sure the content is safe.

Dear Sir/Madam,

During summer months and better weather there are already occasions when noisy disturbances occur at the side of our house, mainly young people drinking cans of alcohol, the empties sometimes ending up thrown into our garden.

To grant a license until 11pm on weekends could extend the potential of antisocial behaviour problem year round, hence our request that this license should NOT be granted.

Yours sincerely,  
Mark and Lynne Holder.

Sent from Yahoo Mail for iPad

Dudley MBC  
Licensing Team  
Lister Road  
Dudley  
DY2 8JW

Mrs J Kinsell

19/02/24

Dear Sir/Madam

I wish to object to the application from The Black Country Well Being Centre (BCWBC), 127 Vale St, Upper Gornal, Dudley DY3 3XQ for Supply of Alcohol (Fri 6pm-11pm, Sat 3pm-11pm, Sun 12midday-11pm). My objection is based on my concern that this new licence may increase the possibility of public nuisance for the many dwellings nearby, including my own. I also detail out below my concerns:

- **Increased Noise:** A Premises Licence would probably mean more people hence more Noise especially if Alcohol Consumption is involved. Also, the proposed opening hours will encourage noise at an unreasonable time by people congregating outside either waiting for their friends, or waiting for taxis. Also, Taxis may pick up from the end of the Driveway thus blocking Vale Street while collecting, this would also increase noise levels.
- **Increase in Anti-social behaviour:** Leaving the premises and particularly on dispersal at the end of the evening especially after Alcohol has been consumed. Considerable noise is commonplace anyway from the shouting of patrons who appear to wish to communicate with each other in total disregard for those inhabitants of the area who are trying to rest and sleep,
- **Increased Traffic and Parking:** Problems are a regular occurrence, I myself have had my wall knocked down three times from people entering/exiting the Driveway and regularly have to get cars removed from outside my Garden Gates (even though there is White Line) due to obstruction from Parked vehicles, there is only one entrance and exit for this building (BCWBC) and traffic already backs up onto Vale Street particularly on Sundays and parking is a "Nightmare" already, this could potentially be a Public Safety Issue. The number of cars using the venue would also rise substantially creating more issues. How many would be drinking and driving? How would the operator police this? or will this crime just go unnoticed until people are killed?

I would be grateful if the Licensing team would consider my objection, this application needs to be rubber stamped with a large "No"

Yours Sincerely

J C Kinsell

Mrs J C Kinsell



Mrs J. Nicklin

I am objecting to the application for  
licensing hours for the Black Country  
Wellbeing Centre Vale Street

The centre is used for what I see it  
for children as well as adults

The 2 football childrens teams arrive now and  
there isnt enough parking space for 2 good  
teams and families and they end up parking  
the overflow in Vale Street in a very fast  
and narrow road which is very dangerous.

Allowing alcohol on the premises means people  
would stay there longer causing extra problems  
to the public and a nuisance.

The parking at the entrance to the centre is  
filled with 11 cars which are the residents of  
mainly Vale Street when the teams arrive.

The problem is not enough spaces inside the  
park the grass area should be opened up.

The gate is never closed at night allowing  
anyone to drive through with food and what  
else it should't be open all hours during

would encourage this.

The centre is a good facility for the children  
with no need for alcohol the name Wellbeing  
does not go well with ~~of~~ ~~with~~  
alcohol.



MR & MRS J. CARTER

17 FEB 2024

DEAR SIR/MADAM

I WOULD LIKE TO OBJECT TO THE PROPOSED DRINKS LICENSE FOR THE WELL BEING CENTRE VALE ST.

OUR OBJECTIONS ARE BASED ON THE FACT THAT THIS IS A CHANGE OF USE, FROM A WELL BEING CENTRE <sup>FOR</sup> YOUNG CHILDREN / MONTHS & FAMILIES TO LICENCED PREMISES.

SECONDLY I PRESUME MUSIC WILL BE PLAYED ON THESE NIGHTS

THIS WOULD HAVE A MASSIVE IMPACT ON OUR LIVES & RESIDENTS IN VALE ST, HILL ST. & SURROUNDING AREAS. THIS IS BECAUSE WHEN MUSIC IS PLAYED AT THE CENTRE IT IS A THUMPING SOUND TO THE BEAT OF THE MUSIC THAT IS HEARD IN PROPERTIES & I PRESUME ITS WHEN THE DOORS ARE BEING OPEN & CLOSED THE NOISE IS A LOT WORSE. (OBVIOUSLY SOUND PROOFING NOT ADEQUATE)

WE HAVE NEVER COMPLAINED BECAUSE EVENTS HAVE FINISHED AT 9 O'CLOCK & HAVE MOSTLY BEEN FAMILY EVENTS & ONLY OCCASIONALLY. THIS WOULD HAVE A MASSIVE IMPACT IF IT WAS EVERY WEEK END TILL 11 O'CLOCK PLUS SPECIAL EVENTS. YOU WOULD ALSO HAVE NOISE FROM CAR DOORS BEING CLOSED & TALKING ON CAR PARK LATE AT NIGHT.

THIS VENUE IS SITUATED IN A RESIDENTIAL AREA WITH LOTS OF ELDERLY RESIDENTS WHO I FEEL SHOULD BE TAKEN INTO CONSIDERATION. THEY HAVE LIVED IN THEIR PROPERTIES A GOOD MANY YEARS.

THE VENUE IS ON A PARK SO I THINK IF THIS LICENSE IS GRANTED IT WILL ENCOURAGE ANTI SOCIAL BEHAVIOUR.  
E.G. YOU WILL GET CHILDREN / TEENAGERS WHO'S PARENTS ARE IN THE CENTRE PLAYING ON THE PARK & RUNNING AROUND SURROUNDING AREAS IT WILL

P.T.O

ATTRACT OTHER YOUTHS TO THE PARK AT NIGHT. THEN I CAN SEE  
ANTI-SOCIAL BEHAVIOUR BEING A BIG PROBLEM!  
THE CENTRE APPEAR TO BE DOING A GOOD WORK WITH  
CHILDREN / YOUNG PEOPLE BUT I DISAGREE WITH LICENCED  
PREMISES ON A COUNCIL PARK / PLAYGROUND IT WILL ENCOURAGE  
ALL THE THINGS I HAVE OBJECTED TO J. Cant

Re: Letter of objection to proposed alcohol licence  
to wellbeing centre

Dear sir/madam

We are writing in objection to the proposed  
licence at the centre (VALESI)

We feel the centre at the moment which  
is fantastic for the local community young & old  
and offers fantastic sessions for people who use  
it. With a licence to the premises we feel it would  
bring a number of issues as below

- o A change of use for the venue taking the  
community element out of it & turning it to a bar.
- o The anti social behaviour that comes with a  
licence with parents at the venue & children  
roaming the park & surrounding areas.
- o The noise that comes from people leaving  
& vehicle doors being ~~shut~~ shut as the centre  
is based in close proximity to residential houses

Mr & Mrs, Carter



19th Feb 24

Re: application for licence to sell  
alcohol - Black Country  
Wellbeing Centre Upper Gornal.

I wish to object to the above application  
the premises are currently used for the  
community ie childrens sport and elderly  
persons meetings.

The premises if selling alcohol would  
obviously be used for functions and I believe  
would encourage antisocial behaviour also  
access to this building is via a drive into  
Quarry Park this is difficult and vehicles cannot  
pass resulting in cars reversing into Vale street  
a busy and narrow street, allowing functions  
would make it more dangerous.

Thank you

Maureen Tighe.

Upper Gornal  
Dudley  
West Midlands

Licensing Team  
Lister Road  
Dudley  
DY2 8JW

21<sup>st</sup> February 2023

Dear Sir/Madam

**The Black Country Wellbeing Centre, Vale Street, Upper Gornal, DY3 3XF**  
**Alcohol License Application - Objection**

In connection with the above, I would like to raise my objection to the application due to the undernoted reasons:-

- In addition to the opening times shown on your website, my understanding is that it is proposed to serve alcohol bank holidays (including Christmas Eve and New Years Eve) up to 11.00 p.m. From previous experience, this will have an impact on local residents who have to get up early for work, as undoubtedly there will be cars leaving after 11.00 p.m. and there will be an increased footfall on both Vale Street, Stone Mill Walk and the surrounding area with people congregating and conversations (sometimes louder than usual) taking place.
- In the past we hear music from the Centre which hasn't been too much of a problem as it has finished at around 9.00 p.m. but by extending the time to 11.00 p.m. is a cause for concern.
- Assuming there will be children attending with parents and, there is a park directly opposite, children being children, will no doubt go outside especially in the summer months until late evening.
- As the current purpose of the Centre is 'wellbeing' the application for an alcohol license changes the use of the venues completely. Has a change of premises application been submitted? Is it being proposed to hire out the Centre for private parties?
- Increase in amount of litter in the surrounding area

- There have been a number of anti-social incidents over the past few years, which admittedly have not all arisen from the Centre, my concern is that these will increase if the application is successful.
- My understanding is that the purpose of the application to serve alcohol is to raise funds for the Centre surely there are other options available to raise money. There are many public houses in the area so I am not sure how profitable serving alcohol at the Centre would be.

Whilst I appreciate the Centre does good work for the community, the wellbeing of the immediate local residents should be taken into consideration as this could have a detrimental impact on the majority of residents who live in the surrounding area.

Regards.

Yours sincerely,

*Lynn Whittingham M. Whittle*

Lynn & Mark Whittingham



I am writing to object to the wellbeing centre being given a liquor license, my reasons are as follows

- 1 the centre is on a childrens park
- 2 when it was opened we all told it was for the children & youth in our area, and that the bar park gate would be locked at 6PM.

3

I am 34 yrs old and have lived in this house for 58yrs

A I am upset that this application if granted, will impact considerable nuisance to the residents

Yours M Bowen (Mrs)