

Status: For Publication	Item No B1
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Report of:	Public Protection Unit	Licence Type:	Premises Licence
Report to:	Licensing Sub-committee	Date:	12 th January 2026
Contact Officer:	Marcus Asquith	Telephone:	01706 252 575
Email:	marcusasquith@rossendalebc.gov.uk		

PREMISES DETAILS

Name:	The Roebuck
Address:	Burnley Road East, Waterfoot, Rossendale, BB4 9JR
Ward:	Whitewell and Stacksteads
Application:	Application for the review of a premises licence

1. REASON FOR REFERRAL

- 1.1 To advise members of an application for the review of a premises licence under Section 51 of the Licensing Act 2003.

2. RECOMMENDATIONS

- 2.1 It is recommended that members determine the application in accordance with the provisions of the Licensing Act 2003.

3. LICENSING OBJECTIVES

- 3.1 Members are reminded of the Licensing objectives as follows:

- The prevention of crime and disorder;
- Public Safety;
- The prevention of public nuisance; and
- The protection of children from harm

4. BACKGROUND

- 4.1 The premises subject to this review has been licensed since August 2005, with that licence coming into force on 24th November 2005, following the application to convert the existing Justice's Licence.
- 4.2 In March 2006, an application to vary the premises licence was received, and this was granted on 11th April 2006.
- 4.3 The premises licence has remained unchanged since then (bar from DPS variations and a change of name in respect of the premises licence holder). The premises licence holder is Miss Marie Burke.

4.4 Miss Marie Burke has held the premises licence and been named on the licence as the designated premises supervisor (DPS) since 26th February 2020.

4.5 The premises licence authorised the following activities:

Live music, recorded music, performance of dance, entertainment of a similar description, films, and indoor sporting events

Between 1100 hours and 2300 hours, Monday to Sunday.

Non-standard timings:

Between 1100 hours and 0100 hours on Christmas Day, Good Friday and each recognised English Bank Holiday.

Between 1100 hours and 0100 hours on New Year's Eve.

Sale of Alcohol (On and Off):

Between 1100 hours and 2300 hours, Sunday to Thursday

Between 1100 hours and 0200 hours on Friday and Saturday.

Non-standard timings:

Between 1100 hours and 0100 hours on Christmas Day, Good Friday and each recognised English Bank Holiday.

Between 1100 hours and 0200 hours on New Year's Eve.

4.6 The premises licence is appended at **Appendix A**.

4.7 The conditions imposed upon the premises licence (bar from mandatory conditions which the Licensing Authority have no discretion over) are appended as **Appendix B**.

4.8 On 2nd March 2022, Rossendale Borough Council, as the Licensing Authority, received an application for a Review of the Premises Licence in respect of The Roebuck. The premises licence holder, Miss Marie Burke, attended the hearing on 26th April 2022.

4.9 The Review was submitted on the grounds of the prevention of crime and disorder and the prevention of public nuisance and was supported by representations from Lancashire Constabulary and Environmental Health.

4.10 Lancashire Constabulary noted a significant increase in recorded incidents at the premises, including disorder, nuisance, drug-related matters, and alleged Covid-19 breaches. Particular concern was raised regarding patrons congregating and fighting outside the premises in a residential area. The Police recommended measures, including reducing weekend hours, restricting live music, employing door staff, and providing CCTV footage to the Police on request.

4.11 Environmental Health reported complaints from residents regarding disturbances and public nuisance outside the premises. Video evidence presented at the hearing showed fights, urination in public, and objects being thrown onto the road.

4.12 At the hearing, Miss Marie Burke explained the history regarding the takeover and management of the premises. She stated that she had limited experience in managing this type of premises and was still learning. Miss Burke acknowledged

that her management style had changed since the incidents and expressed a commitment to improving the operation of the premises.

She acknowledged the video evidence presented by Environmental Health, noting that this was the first time she had seen the footage, as she had not been able to access it when originally sent via email. Miss Burke accepted that communication with the Licensing department could have been better.

Miss Burke outlined a number of measures that had already been implemented to improve compliance and reduce the impact on residents. These included:

- Soundproofing the two end windows closest to neighbouring properties.
- Ensuring all live music finishes by 22:45.
- Installing fences to prevent access to the beer garden when the premises are closed.
- Permanently closing curtains in the beer garden to allow full visibility for staff.
- Installing CCTV in every room.
- Employing additional staff to provide better control of the premises.
- Arranging for taxis to be called when last orders were taken to manage patrons leaving.

She explained that staff would actively encourage customers to leave the premises promptly and not to congregate outside, recognising that poor management had contributed to previous nuisance. Miss Burke also noted that employing door staff would significantly affect the business, and that a reduction in operating hours would better suit the changing clientele of the premises.

- 4.13 Following consideration of all written and oral representations, the Licensing Sub-Committee determined that the premises licence should remain in force, subject to amendments to the permitted hours and the imposition of a substantial number of additional conditions aimed at promoting the licensing objectives.

These measures included reductions to permitted hours, restrictions on the use of the beer garden, and extensive conditions relating to noise management, dispersal procedures, CCTV operation, a zero-tolerance drugs policy, incident logging, and management of the external area and customer behaviour. These conditions form the majority of the current premises licence conditions.

A full copy of the original determination letter from the 2022 Review hearing, including the Sub-Committee's decision, reasoning, and the conditions imposed, is appended as **Appendix C**.

5. THE APPLICATION

- 5.1 In October 2025, Lancashire Constabulary became aware of complaints from a local resident regarding alleged anti-social behaviour linked to the premises, including drinking after permitted hours, drug use in the rear outside area, excessive noise, and general disturbance. The resident reported that these issues had been ongoing and had caused significant distress.
- 5.2 Police visits to the premises during October 2025 identified concerns, including evidence of drug use, customers present and consuming alcohol after permitted

hours, disorderly behaviour, the smell of cannabis inside the premises, and several breaches of licence conditions, many of which were conditions imposed at the 2022 Review.

- 5.3 The Police further report repeated failures by the premises licence holder to provide requested CCTV footage relating to these visits, despite multiple formal requests.
- 5.4 Lancashire Constabulary states that the cumulative issues indicate a failure to promote the licensing objectives of crime and disorder, public nuisance, and the protection of children from harm, particularly given that the premises were subject to a Review in April 2022.
- 5.5 On 13th November 2025, an application to review the premises licence was received by the Licensing Authority. This application was made by Lancashire Constabulary and is appended as **Appendix D**.
- 5.6 The application for review is submitted on the basis that the licensing objectives relating to the prevention of crime and disorder, the prevention of public nuisance, and the protection of children from harm are being undermined at the premises.
- 5.7 In accordance with the requirements of the Act, the application was properly served upon the licence premises licence holder and all responsible authorities.
- 5.8 In accordance with the requirements of the Act, the review application was advertised at the premises by way of a statutory blue notice for a consecutive period of 28 days. A notice was attached to the front windows on the premises, and a bus stop column, which is located to the side of the business. The application was also advertised on the Council's website and made available for inspection at the Council's offices throughout the 28-day consultation period.

6. REPRESENTATIONS

- 6.1 On 10th December 2025, a relevant representation was received from the Licensing Authority in support of the review, highlighting concerns over poor management, trading beyond permitted hours, non-compliance with licence conditions, and behaviour undermining the licensing objectives. During joint visits on 19th and 22nd October 2025, the following issues were observed:

- Alcohol served after permitted hours
- Breaches of licence conditions in the rear beer garden
- Failure to maintain or provide noise assessments, incident logs, and a dispersal policy
- Presence of cannabis on the premises
- Malfunctioning or withheld CCTV
- Management failings, including refusal to take responsibility for breaches

The full representation is appended as **Appendix E**.

- 6.2 A letter has been received from the premises licence holder in response to the review application. In the letter, the licence holder disputes that cannabis was being used on the premises, explains that some individuals may enter or leave the premises to access the residential accommodation above, and states that steps have been taken to address noise concerns. She further advises that some licence documentation was not displayed due to redecoration works and states that she

has not been made aware of any complaints. The full letter is appended as **Appendix F**.

OPTIONS

- 7.1 Members should always consider whether concerns raised can be overcome by the addition of conditions.
- 7.2 Members should consider the application; the representations and all submissions made and must take the steps below (if any) as it considers appropriate for the promotion of the licensing objectives. The steps are:
1. To modify the conditions of the licence;
 2. To exclude a licensable activity from the scope of the licence;
 3. To suspend the licence for a period of not exceeding three months;
 4. To revoke the licence
 5. To issue a warning (which must be written and given to the licence holder);
 6. To take no further action.

8. POLICIES TO CONSIDER

- 8.1
- Rossendale Borough Council's Statement of Licensing Policy effective 20th March 2019.
 - Guidance issued under Section 182 of the Licensing Act 2003.

9. CRIME AND DISORDER

- 9.1 Section 17(1) of the Crime and Disorder Act 1998 places a duty on the Local Authority to have due regard to the likely effect of the exercise of these functions on preventing in its area, the following;
- crime and disorder;
 - misuse of drugs alcohol and other substances; and
 - re-offending.

APPENDICES

Appendix A	Premises Licence
Appendix B	Premises Licence Conditions
Appendix C	Licensing Hearing Determination Letter
Appendix D	Application Form for Review
Appendix E	Licensing Authority Representation
Appendix F	Letter from Licence Holder

POSTAL ADDRESS OF PREMISES, OR IF NONE, ORDINANCE SURVEY MAP REFERENCE OR DESCRIPTION**The Roebuck**

Burnley Road East, Waterfoot, Rossendale, Lancashire, BB4 9JR

WHERE THE LICENCE IS TIME LIMITED THE DATES

Not applicable

LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

- | | |
|--|---|
| <ul style="list-style-type: none"> ▪ Performances of Dance (Indoors) ▪ Entertainment of a Similar Description (Indoors) ▪ Exhibition of Films (Indoors) ▪ Indoor Sporting Events | <ul style="list-style-type: none"> ▪ Performance of Live Music (Indoors) ▪ Playing of Recorded Music (Indoors) ▪ Sale of Alcohol |
|--|---|

THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES**Performances of Dance (Indoors)****Description** **Time From and Time To**

Monday to Sunday 11:00 - 23:00

Non Standard Timings -

New Year's Eve 11:00 - 01:00

Non-Standard Timings

Between 1100 hours and midnight on Christmas Day, Good Friday, and each recognised English Bank Holiday.

Entertainment of a Similar Description (Indoors)**Description** **Time From and Time To**

Monday to Sunday 11:00 - 23:00

Non Standard Timings -

New Year's Eve 11:00 - 01:00

Non-Standard Timings

Between 1100 hours and midnight on Christmas Day, Good Friday, and each recognised English Bank Holiday.

Exhibition of Films (Indoors)**Description** **Time From and Time To**

Monday to Sunday 11:00 - 23:00

Non Standard Timings -

New Year's Eve 11:00 - 01:00

Non-Standard Timings

Between 1100 hours and midnight on Christmas Day, Good Friday, and each recognised English Bank Holiday.

Indoor Sporting Events**Description** **Time From and Time To**

Monday to Sunday 11:00 - 23:00

Non Standard Timings -

New Year's Eve 11:00 - 01:00

Non-Standard Timings

Between 1100 hours and midnight on Christmas Day, Good Friday, and each recognised English Bank Holiday.

Performance of Live Music (Indoors)**Description** **Time From and Time To**

Monday to Sunday 11:00 - 23:00

Non Standard Timings -

New Year's Eve 11:00 - 01:00

Non-Standard Timings

Between 1100 hours and midnight on Christmas Day, Good Friday, and each recognised English Bank Holiday.

Playing of Recorded Music (Indoors)**Description** **Time From and Time To**

Monday to Sunday 11:00 - 23:00

Non Standard Timings -

New Year's Eve 11:00 - 01:00

Non-Standard Timings

Between 1100 hours and midnight on Christmas Day, Good Friday, and each recognised English Bank Holiday.

Sale of Alcohol**Description** **Time From and Time To**

Sunday to Thursday 11:00 - 23:00

Friday and Saturday 11:00 - 00:00

Non Standard Timings -

New Year's Eve 11:00 - 02:00

Non-Standard Timings

Between 1100 hours and 0100 hours on Christmas Day, Good Friday, and each recognised English Bank Holiday.

THE OPENING HOURS OF THE PREMISES		
Description	Time From	Time To
Sunday to Thursday	11:00	23:00
Friday and Saturday	11:00	00:00

WHERE THE LICENCE AUTHORISES SUPPLIES OF ALCOHOL WHETHER THESE ARE ON AND/OR OFF SUPPLIES
Alcohol is permitted for consumption ON and OFF the premises.

NAME, (REGISTERED) ADDRESS, TELEPHONE NUMBER AND EMAIL (WHERE RELEVANT) OF HOLDER OF PREMISES LICENCE
Miss Marie Burke [REDACTED]

REGISTERED NUMBER OF HOLDER, FOR EXAMPLE COMPANY NUMBER, CHARITY NUMBER (WHERE APPLICABLE)
Not applicable.

NAME, ADDRESS AND TELEPHONE NUMBER OF DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES THE SUPPLY OF ALCOHOL
Miss Marie Burke [REDACTED]

PERSONAL LICENCE NUMBER AND ISSUING AUTHORITY OF PERSONAL LICENCE HELD BY DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES FOR THE SUPPLY OF ALCOHOL	
Licence Number: 20/00046/LAPERS	Issued By: Rossendale Borough Council

Annex 1 - Mandatory Conditions

No supply of alcohol may be made under the premises licence at a time when there is no designated premises supervisor in respect of the premises licence or at a time when the designated premises supervisor does not hold a personal licence or their licence is suspended.

Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

For the purposes of the condition set out in the above paragraph:

- a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- b) "permitted price" is the price found by applying the formula-

$$P=D+(D \times V)$$

where—

- i. P is the permitted price,

- ii. D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - iii. V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence—
- i. the holder of the premises licence,
 - ii. the designated premises supervisor (if any) in respect of such a licence, or
 - iii. the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- e) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.

Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.

The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises:

- a) games or other activities which require or encourage, or are designed to require or encourage, individuals to:
 - i. drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - ii. drink as much alcohol as possible (whether within a time limit or otherwise);
- b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
- c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
- d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;

- e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—

- a) a holographic mark, or
- b) an ultraviolet feature.

The responsible person must ensure that:

- a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures:
 - i. beer or cider: ½ pint;
 - ii. gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - iii. still wine in a glass: 125 ml;
- b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
- c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

Where a premises licence authorises the exhibition of films:

Where the film classification body is specified in the licence, unless subsection (3)(b) applies, admission of children must be restricted in accordance with any recommendation made by that body.

Where:

- a) the film classification body is not specified in the licence, or
- b) the relevant licensing authority has notified the holder of the licence that this subsection applies to the film in question,

admission of children must be restricted in accordance with any recommendation made by that licensing authority.

In this section:

“children” means persons aged under 18; and

“film classification body” means the person or persons designated as the authority under section 4 of the Video Recordings Act 1984.

Where a premises licence includes a condition that an individual must carry out a security activity:

Each individual in the premises to carry out a security activity must be licensed by the Security Industry Authority unless the premises or part of the premises where they are present are being used are wholly or mainly a restaurant or guest house, theatrical performances, plays or a Gaming Licence is for the time being in force in respect of those premises.

Annex 2 – Conditions imposed by virtue of being consistent with the operating schedule

No child shall be employed so long as he/she is under the age of 14 years to do any work other than light work or before the close of school hours on any day on which he/she is required to attend school or before 7 o' clock in the morning or after 7 o' clock in the evening on any day or for more than 2 hours on any day on which he/she is required to attend school or for more than 2 hours on a Sunday or more than 35 hours, or if he/she is under the age of 15 years, for more than 25 hours in any week in which he/she is not required to attend school or for more than 4 hours in any day without a rest break of 1 hour or at any time in a year unless at that time he or she has had, or could still have, during the period in the year in which he is not required to attend school, at least two consecutive weeks without employment.

A notice or notices shall be displayed in and at the entrance to the premises where they can be clearly seen and read and shall indicate that it is unlawful for persons under 18 to purchase alcohol or for any person to purchase alcohol on behalf of a person under 18 years of age.

Persons who appear to be under the age of 18 years shall be required to produce proof of age by way of one of the following:

- A recognised proof of age card accredited under the British Retail Consortiums Proof of Age Standards Scheme (PASS)
- Photo driving licence
- Passport
- Citizen card supported by the Home Office
- Official ID card issued by HM Forces or European Union bearing a photograph and date of birth of the holder

The licence holder and/or the designated premises supervisor or a person nominated by them shall be a member of and regularly attend at the meetings of the Pub, Club or Off Watch schemes for the area within which the premises is located.

All exit doors and gates from premises or enclosure(s) surrounding it shall be capable of being opened by any person without the use of a key, card, code or other similar means be kept free from all fastening devices when the premises are open to the public.

The furniture or seating in premises shall be arranged so that it does not obstruct any exit, route to any exit or to any facility within the premises.

All disabled persons on the premises shall be made aware of the evacuation arrangements.

There shall be placed at all exits from the premises in a place where they can be seen and easily read by the public, notices requiring customers to leave the premises and the area quietly.

Half an hour before the premises is due to close, music shall be played at a significantly lower volume and tempo.

Disc jockey announcements shall be made at regular intervals requesting customers leave quietly.

No person under the age of 18 years shall be permitted on the premises when they are being used for the purposes of the supply of alcohol and/or the provision of regulated entertainment unless they are accompanied by a person of 18 years of age or over.

No person under the age of 18 shall be permitted on the premises after 2100 hours.

On charity occasions and on any occasion held outside the premises, alcohol will be served in a vessel made from paper or non-splintering plastic or a bottle nor made from glass.

Fire blankets and/or fire extinguishers will be located near to all exit doors.

Customers will not be allowed to loiter outside the premises after the end of permitted hours.

Annex 3 – Conditions imposed by virtue of a determination hearing

A determination hearing was held on 26th April 2022 following an application for review and the following conditions were imposed by the Licensing Sub-Committee:

- 1) Whenever licensable activities (excluding sale of alcohol) are taking place on the premises from 9pm on Fridays and Saturdays, noise assessments will be undertaken hourly to ensure that noise levels are reasonable and not affecting noise sensitive premises. Appropriate steps will be taken to reduce the level of noise where it is likely to cause disturbance to local residents. Said assessments will be written and will be produced to an authorised officer upon request and retained for 12 months.
- 2) No licensable activities will take place in the rear beer garden and surrounding outside area of the premises.
- 3) No alcohol to be served or consumed after 9pm in the beer garden on any night.
- 4) Whenever licensable activities are taking place, any internal or external doors will be kept closed (except for the purposes of access and egress) and all external windows to minimise the escape of noise. All external doors will also be fitted with self-closers.
- 5) The premises will have a written dispersal policy which is designed to encourage patrons to leave the premises and the area quickly and quietly. This will be kept up to date and made available to any authorised officer for inspection.
- 6) On all evenings at the end of the trading period, staff at the premises will ensure that the area in the immediate vicinity of the premises is clean, tidy and free from rubbish, including empty alcohol containers.
- 7) Staff will patrol the outside area of the premises, from 9pm every hour on Fridays and Saturdays and on busy periods (bank holidays, parties) and make a log of all patrols. A record will be kept and made available to all authorised officers.
- 8) Notices in font size 72, landscape and on A4 will be displayed at each public exit requesting that customers respect the neighbours and leave quietly.
- 9) The premises will have a written zero tolerance drugs policy. Said policy will include a provision that any persons found to be in possession of drugs will be banned from the premises.
- 10) An incident log to be maintained at the premises detailing any incidents at the premises or in the immediate vicinity of the premises, also detailing action taken or proposed. The log must be retained for a period of 12 months and produced to an authorised officer upon request.
- 11) A tamper proof CCTV system shall be installed, maintained and operated at the premises in liaison with and to the satisfaction of Lancashire Constabulary and shall be used to record during all hours that the premises are open to the public and at all times that customers are on the premises.
- 12) All public areas of the licensed premises, including all public entry and exit points, will be covered by CCTV.

- 13) The images recorded by the CCTV system shall be retained in unedited form for a period of not less than 31 days.
- 14) If the CCTV hard drive is removed for replacement, maintenance, or any other reason, the hard drive and images recorded shall be made available to any Police Officer or authorised officer of Rossendale Borough Council for a period of 31 days.
- 15) When customers are waiting for taxis, they will be asked to remain inside the premises where reasonably practicable until the taxi arrives to collect them and where possible advise customers to leave quietly.
- 16) The premises will be cleared of all customers and members of the public after the end of the licensing hours.

Annex 4 – Plans

Plan titled 2005-12-01 dated July 2005 as held by the Local Authority refer

POSTAL ADDRESS OF PREMISES, OR IF NONE, ORDNANCE SURVEY MAP REFERENCE OR DESCRIPTION**The Roebuck**

Burnley Road East, Waterfoot, Rossendale, Lancashire, BB4 9JR

WHERE THE LICENCE IS TIME LIMITED THE DATES

Not applicable

LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

- | | |
|--|---|
| <ul style="list-style-type: none"> ▪ Performances of Dance (Indoors) ▪ Entertainment of a Similar Description (Indoors) ▪ Exhibition of Films (Indoors) ▪ Indoor Sporting Events | <ul style="list-style-type: none"> ▪ Performance of Live Music (Indoors) ▪ Playing of Recorded Music (Indoors) ▪ Sale of Alcohol |
|--|---|

THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES**Performances of Dance (Indoors)****Description Time From and Time To**

Monday to Sunday 11:00 - 23:00

Non Standard Timings -

New Year's Eve 11:00 - 01:00

Non-Standard Timings

Between 1100 hours and midnight on Christmas Day, Good Friday, and each recognised English Bank Holiday.

Entertainment of a Similar Description (Indoors)**Description Time From and Time To**

Monday to Sunday 11:00 - 23:00

Non Standard Timings -

New Year's Eve 11:00 - 01:00

Non-Standard Timings

Between 1100 hours and midnight on Christmas Day, Good Friday, and each recognised English Bank Holiday.

Exhibition of Films (Indoors)**Description Time From and Time To**

Monday to Sunday 11:00 - 23:00

Non Standard Timings -

New Year's Eve 11:00 - 01:00

Non-Standard Timings

Between 1100 hours and midnight on Christmas Day, Good Friday, and each recognised English Bank Holiday.

Indoor Sporting Events**Description Time From and Time To**

Monday to Sunday 11:00 - 23:00

Non Standard Timings -

New Year's Eve 11:00 - 01:00

Non-Standard Timings

Between 1100 hours and midnight on Christmas Day, Good Friday, and each recognised English Bank Holiday.

Performance of Live Music (Indoors)**Description Time From and Time To**

Monday to Sunday 11:00 - 23:00

Non Standard Timings -

New Year's Eve 11:00 - 01:00

Non-Standard Timings

Between 1100 hours and midnight on Christmas Day, Good Friday, and each recognised English Bank Holiday.

Playing of Recorded Music (Indoors)**Description Time From and Time To**

Monday to Sunday 11:00 - 23:00

Non Standard Timings -

New Year's Eve 11:00 - 01:00

Non-Standard Timings

Between 1100 hours and midnight on Christmas Day, Good Friday, and each recognised English Bank Holiday.

Sale of Alcohol**Description Time From and Time To**

Sunday to Thursday 11:00 - 23:00

Friday and Saturday 11:00 - 00:00

Non Standard Timings -

New Year's Eve 11:00 - 02:00

Non-Standard Timings

Between 1100 hours and 0100 hours on Christmas Day, Good Friday, and each recognised English Bank Holiday.

THE OPENING HOURS OF THE PREMISES

Description	Time From	Time To
Sunday to Thursday	11:00	23:00
Friday and Saturday	11:00	00:00

WHERE THE LICENCE AUTHORISES SUPPLIES OF ALCOHOL WHETHER THESE ARE ON AND/OR OFF SUPPLIES

Alcohol is permitted for consumption ON and OFF the premises.

NAME, (REGISTERED) ADDRESS, TELEPHONE NUMBER AND EMAIL (WHERE RELEVANT) OF HOLDER OF PREMISES LICENCE

Miss Marie Burke
[REDACTED]

REGISTERED NUMBER OF HOLDER, FOR EXAMPLE COMPANY NUMBER, CHARITY NUMBER (WHERE APPLICABLE)

Not applicable

NAME OF DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES THE SUPPLY OF ALCOHOL

Miss Marie Burke

STATE WHETHER ACCESS TO THE PREMISES BY CHILDREN IS RESTRICTED OR PROHIBITED

Regulated by Section 145 of the Licensing Act 2003.

No person under the age of 18 years shall be permitted on the premises when they are being used for the purposes of the supply of alcohol and/or the provision of regulated entertainment unless they are accompanied by a person of 18 years of age or over.

No person under the age of 18 shall be permitted on the premises after 2100 hours.

Appendix B

Conditions (other than mandatory) imposed on the licence

1. No child shall be employed so long as he/she is under the age of 14 years to do any work other than light work or before the close of school hours on any day on which he/she is required to attend school or before 7 o' clock in the morning or after 7 o' clock in the evening on any day or for more than 2 hours on any day on which he/she is required to attend school or for more than 2 hours on a Sunday or more than 35 hours, or if he/she is under the age of 15 years, for more than 25 hours in any week in which he/she is not required to attend school or for more than 4 hours in any day without a rest break of 1 hour or at any time in a year unless at that time he or she has had, or could still have, during the period in the year in which he is not required to attend school, at least two consecutive weeks without employment.
2. A notice or notices shall be displayed in and at the entrance to the premises where they can be clearly seen and read and shall indicate that it is unlawful for persons under 18 to purchase alcohol or for any person to purchase alcohol on behalf of a person under 18 years of age.
3. Persons who appear to be under the age of 18 years shall be required to produce proof of age by way of one of the following:
 - A recognised proof of age card accredited under the British Retail Consortiums Proof of Age Standards Scheme (PASS)
 - Photo driving licence
 - Passport
 - Citizen card supported by the Home Office
 - Official ID card issued by HM Forces or European Union bearing a photograph and date of birth of the holder
4. The licence holder and/or the designated premises supervisor or a person nominated by them shall be a member of and regularly attend at the meetings of the Pub, Club or Off Watch schemes for the area within which the premises is located.
5. All exit doors and gates from premises or enclosure(s) surrounding it shall be capable of being opened by any person without the use of a key, card, code or other similar means be kept free from all fastening devices when the premises are open to the public.
6. The furniture or seating in premises shall be arranged so that it does not obstruct any exit, route to any exit or to any facility within the premises.
7. All disabled persons on the premises shall be made aware of the evacuation arrangements.
8. There shall be placed at all exits from the premises in a place where they can be seen and easily read by the public, notices requiring customers to leave the premises and the area quietly.
9. Half an hour before the premises is due to close, music shall be played at a significantly lower volume and tempo.

10. Disc jockey announcements shall be made at regular intervals requesting customers leave quietly.
11. No person under the age of 18 years shall be permitted on the premises when they are being used for the purposes of the supply of alcohol and/or the provision of regulated entertainment unless they are accompanied by a person of 18 years of age or over.
12. No person under the age of 18 shall be permitted on the premises after 2100 hours.
13. On charity occasions and on any occasion held outside the premises, alcohol will be served in a vessel made from paper or non-splintering plastic or a bottle nor made from glass.
14. Fire blankets and/or fire extinguishers will be located near to all exit doors.
15. Customers will not be allowed to loiter outside the premises after the end of permitted hours.

**BUSINESS DIRECTORATE
LICENSING & ENFORCEMENT UNIT**

The Business Centre, Futures Park, Newchurch Road,
Bacup, OL13 0BB
Tel: 01706 217 777
Minicom: 01706 252 277
licensing@rossendalebc.gov.uk

Email

This matter is being dealt with by:
Name: Miss S Chadwick
Telephone: [REDACTED]
Email: [REDACTED]

By Email

Your reference:
Our reference: 19/00323/LAPRE1

6th May 2022

Dear Sirs,

**Licensing Act 2003 – Determination Hearing Decision
The Roebuck, Burnley Road East, Waterfoot, Rossendale, BB4 9JR**

Rossendale Borough Council, being the Licensing Authority, on 2nd March 2022 received an application for a review of the above mentioned premises.

A hearing was held to consider the application on 26th April 2022. On the day of the hearing, the Licence Holder presented a number of documents for the Committee to consider. The hearing was delayed for all parties to consider the paperwork presented, which consisted of a dispersal policy, scrutiny of incidents document and a document reviewing the current conditions with some new proposals.

The Licensing Officer outlined the application and recommended the panel to determine the application in accordance with the provisions of the Licensing Act 2003.

Representations

The Committee received 2 representations.

1. PC Jones (Police)

The representation from the Police related to the prevention of crime and disorder and the prevention of public nuisance.

The representation outlined in the period up to 8th February 2020 there were 6-recorded incidents at the premises. Since 8th February 2020, 29 incidents were recorded. 14 of these related to allegations of Covid 19 breaches, 5 related to drugs and 9 related to disorder/nuisance.

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It will be an attractive place to live where tourists visit and employers invest.”*

The Police expanded on each incident and outlined the version of events as per the Police Innkeeper system.

The theme around these incidents related to the creation of noise nuisance outside the premises, patrons congregating outside and patrons fighting outside the premises; all of which in a residential area affecting residents quality of life.

The Police suggested the reduction of the weekend hours may be seen to prevent disorder into the early hours. They also suggested reducing the hours for live music, door staff to be applied and a condition relating to the production of CCTV footage to the Police, upon request in a reasonable timescale.

2. Lorna Robinson's representation (Environmental Health)

Environmental Health's representation focused on the prevention of public nuisance. It was explained that Environmental Health had been contacted by a number of residents in relation to number of disturbances affecting their quality of life. 5 video clips were played at the hearing which demonstrated the level of nuisance outside the premises. The video clips related to a man and female urinating at the side of the premises, 2 fights outside the pub and kegs being thrown onto the road.

Maria Burke (Licence Holder) and Jane Burke (Sister)

The Licence Holder explained the history regarding the takeover of the premises. The Licence Holder explained she had limited experience in managing this type of premises and is still learning. She stated her management style has changed since the incidents and is trying to do better.

The Licence Holder acknowledged the videos and stated this was the first time she has seen them as she was not able to access them when they were sent to her via email. The Licence Holder agreed that communication with the Licensing department could have been better.

The Licence Holder stated some changes had already been implemented in the premises in regards to controlling sound and noise emanating, such as sound proofing the two end windows close to neighbouring properties. All live music to finish at 22.45. Fences have been installed to stop people entering the beer garden when the premises is closed. Curtains in the beer garden to be permanently closed so staff can have full visibility of the beer garden. CCTV installed in every room. Employment of more staff to monitor and provide better control of the premises. Taxis to be telephoned through when last orders have been taken.

The Committee discussed measures in regards to patrons leaving with the Licence Holder. The Licence Holder stated that they would encourage customers to move on and not to congregate outside to prevent noise nuisance. The Licence Holder stated bad management contributed to the nuisance but things have now changed.

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The Licence Holder explained the employment of door staff would significantly affect the business and a reduction in hours would be better to suit the changing clientele of the premises.

Committee comments

The Committee appreciated all the representations and comments put forward by all parties. The Committee reviewed the premises plan in the hearing and took all the information provided by the Licence Holder and the representations into account.

Decision

The Committee considered the written and verbal representations made and after giving proper consideration to the Licensing Objectives, they decided to take the following action:

That the application for the review of the premises licence at: The Roebuck Inn, Burnley Road East, Waterfoot, Rossendale, BB4 9JR be granted subject to changes to the proposed timings of the licensable activities and subject to any mandatory conditions and also additional conditions which we consider necessary for the promotion of one or more of the licensing objectives.

Amendments to licence

1. To amend the sale of alcohol and times of opening on Friday and Saturday from 11.00am – 02.00am to 11.00am – 12.00 midnight. The times for the licensable activities other than the sale of alcohol will remain to end at 11pm.
2. The New Year's Eve hours to be restricted to 2am New Year's Day for the sale of alcohol. Licensable activities to be restricted to 1am on New Year's Eve.
3. Licensable activities will be restricted to 12 midnight on Christmas Day, Good Friday and all recognised English Bank Holidays. Sale of alcohol will remain at 1am on these days.

To remove the existing condition and include the following conditions of the licence as follows:

4. Whenever licensable activities (excluding sale of alcohol) are taking place on the premises from 9pm on Fridays and Saturdays, noise assessments will be undertaken hourly to ensure that noise levels are reasonable and not affecting noise sensitive premises. Appropriate steps will be taken to reduce the level of noise where it is likely to cause disturbance to local residents. Said assessments will be written and will be produced to an authorised officer upon request and retained for 12 months.
5. No licensable activities will take place in the rear beer garden and surrounding outside area of the premises.
6. No alcohol to be served or consumed after 9pm in the beer garden on any night.

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It will be an attractive place to live where tourists visit and employers invest.”*

7. Whenever licensable activities are taking place, any internal or external doors will be kept closed (except for the purposes of access and egress) and all external windows to minimise the escape of noise. All external doors will also be fitted with self-closers.
8. The premises will have a written dispersal policy which is designed to encourage patrons to leave the premises and the area quickly and quietly. This will be kept up to date and made available to any authorised officer for inspection.
9. On all evenings at the end of the trading period, staff at the premises will ensure that the area in the immediate vicinity of the premises is clean, tidy and free from rubbish, including empty alcohol containers.
10. Staff will patrol the outside area of the premises, from 9pm every hour on Fridays and Saturdays and on busy periods (bank holidays, parties) and make a log of all patrols. A record will be kept and made available to all authorised officers.
11. Notices in font size 72, landscape and on A4 will be displayed at each public exit requesting that customers respect the neighbours and leave quietly.
12. The premises will have a written zero tolerance drugs policy. Said policy will include a provision that any persons found to be in possession of drugs will be banned from the premises.
13. An incident log to be maintained at the premises detailing any incidents at the premises or in the immediate vicinity of the premises, also detailing action taken or proposed. The log must be retained for a period of 12 months and produced to an authorised officer upon request.
14. A tamper proof CCTV system shall be installed, maintained and operated at the premises in liaison with and to the satisfaction of Lancashire Constabulary and shall be used to record during all hours that the premises are open to the public and at all times that customers are on the premises.
15. All public areas of the licensed premises, including all public entry and exit points, will be covered by CCTV.
16. The images recorded by the CCTV system shall be retained in unedited form for a period of not less than 31 days.
17. If the CCTV hard drive is removed for replacement, maintenance, or any other reason, the hard drive and images recorded shall be made available to any Police Officer or authorised officer of Rossendale Borough Council for a period of 31 days.
18. When customers are waiting for taxis, they will be asked to remain inside the premises where reasonably practicable until the taxi arrives to collect them and where possible advise customers to leave quietly.
19. The premises will be cleared of all customers and members of the public after the end of the licensing hours.

*“Rossendale will have strong communities with an enhanced environment and heritage.
It will be an attractive place to live where tourists visit and employers invest.”*

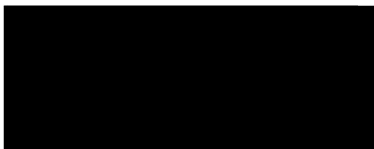
20. Authorisation is given to the Licensing Officer to amend these conditions to be consistent with what has been agreed and the intentions.
21. A three month inspection will take place by the Licensing Officer from the date of the decision notice to be satisfied that the conditions and licensing objectives are being met.

The Committee reached the above decision to address the issues and concerns raised and in line with the licensing objectives.

An appeal against this decision may be made by the applicant or other parties to the hearing to the Magistrates Court within 21 days from receipt of this notification.

Please do not hesitate to contact me if I can be of further assistance to you.

Yours faithfully,



Councillor Christine Gill
Chair of the Licensing Committee

*“Rossendale will have strong communities with an enhanced environment and heritage.
It will be an attractive place to live where tourists visit and employers invest.”*

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

You may wish to keep a copy of the completed form for your records.

I Police Sergeant 541 Stephen Dundon

(Insert name of applicant)

apply for the review of a premises licence under section 51 of the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

Part 1 – Premises or club premises details

Postal address of premises or, if none, ordnance survey map reference or description THE ROEBUCK BURNLEY ROAD EAST WATERFOOT	
Post town RAWTENSTALL	Post code (if known) BB4 9JR

Rossendale Borough Council
Licensing
Valid Applications
13 NOV 2025

Name of premises licence holder or club holding club premises certificate (if known) MISS MARIE BURKE

Number of premises licence or club premises certificate (if known) PLA(A)00174
--

Part 2 - Applicant details

I am

Please tick yes

- 1) an interested party (please complete (A) or (B) below)
- a) a person living in the vicinity of the premises
 - b) a body representing persons living in the vicinity of the premises
 - c) a person involved in business in the vicinity of the premises
 - d) a body representing persons involved in business in the vicinity of the premises
- 2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates (please complete (A) below)

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

Please tick

Mr

Mrs

Miss

Ms

Other title
(for example, Rev)

Surname

First names

I am 18 years old or over

Please tick yes

**Current postal
address if
different from
premises
address**

Post town

Post Code

Daytime contact telephone number

**E-mail address
(optional)**

(B) DETAILS OF OTHER APPLICANT

Name and address

Telephone number (if any)

E-mail address (optional)

(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

Name and address SERGEANT 541 STEPHEN DUNDON LANCASHIRE CONSTABULARY BURNLEY POLICE STATION PARKER LANE BURNLEY BB11 2bt
Telephone number (if any) 01282 472035
E-mail address (optional)

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

Please tick one or more boxes

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

Please state the ground(s) for review (please read guidance note 1)

Lancashire Constabulary is applying for a review of the premises licence as we believe that the prevention of crime and Disorder, the Prevention of Public Nuisance and the Protection of Children from Harm licensing objectives are being undermined at the premises due to non compliance with opening hours, failure to comply with premises licence conditions and complaints being received alleging drug use, noise and antisocial behaviour occurring until the early hours off the morning.

Please provide as much information as possible to support the application
(please read guidance note 2)

In October 2025 Lancashire Police became aware of complaints being received from a local resident near to the Roebuck, Burnley Road East, Waterfoot, Rossendale.

The resident stated that they had been experiencing anti-social behaviour from customers of the premises over a period of time and it was having a huge effect on them. They alleged that the premises were allowing customers to drink after closing hours, smoking cannabis and taking drugs in the rear of the premises and customers were kicking balls against a wall between their premises and the pub. They also alleged that there was shouting and blaring music coming from the premises and the music was so loud that it could be heard from their premises, even when the TV volume was on full. The resident stated that they had approached the "landlady" about the issues and they promised they would sort the issues, but nothing has changed. The impact was causing them and their family distress.

As a result of this on 2nd October 2025 the Police sent an email to the Designated Premises Supervisor and Premises licence holder, Marie BURKE asking her to make contact to discuss the complaint. No response was received to this email.

On 10th October the Police attended the premises at 23:00 and spoke to the DPS, Marie Burke. The Premises Licence summary was not on display, as required, and when queried, Burke stated they had just decorated and the licence had been misplaced. Toilet checks were carried out by the Officer and there was evidence of drug use in the men's toilets where empty snap bags with residue of powder were found in a bin.

On 19th October 2025, the Police reattended, along with the Local Authority Public Protection Manager at 00:45hrs. The licence permits opening until 00:00hrs. The premises was entered and there were approximately 15 to 20 people inside, all with drinks and some that appeared to be almost full. The sister of the DPS was present and she appeared to be quite intoxicated and it was a chaotic scene. One male was ejected for disorderly behaviour after telling the Police Officer that he hoped he was proud of himself and should be out catching burglars. The DPS stated that they had been trying to get everyone out but it was hard. During the conversations there was a male who was a family member was intoxicated and constantly interrupting. It was not possible to have a professional conversation with the DPS so the Police and Licensing Officer left. As they left, the sister of the DPS shouted "CLOSE ME DOWN I DON'T CARE" and her and the male followed the Officer to their vehicle demanding to speak with them with the male banging on the police vehicle window.

On 22nd October 2025, the Police and Local Authority Public Protection manager reattended the premises at 16:30hrs and immediately smelled cannabis inside the premises. There was only one customer in that part of the bar and he produced a part smoked cannabis cigarette when spoken to. Marie Burke attended the premises and a Premises Licence compliance check was carried out. It was established that there were numerous condition breaches, particularly in the Annex 3 conditions that were imposed following a previous Licence review hearing in April 2022. These include, the failure to display the Premises Licence summary, no noise assessment records produced, no written dispersal policy produced, no record of regular patrols outside the premises, no written zero tolerance drug policy produced and no incident log produced.

Burke was asked to produce the CCTV footage from the visit on the 19th October in order that the Officers could see what time they stopped serving. Burke attempted to find this footage on her phone but stated that it was not working properly so she was

unable to access the footage. She then stated she needed to go to the toilet. When she returned, she had actually checked the CCTV footage on her phone and it showed that they had served a little after their permitted hours.

On 24th October 2025 a formal request has been made for this footage and also for the footage for the previous two weekends. No response was made to this request.

This was chased up on 31st October and a further request was sent on 1st November 2025. Following this request Burke replied simply stating that she was on holiday until 9th November 2025. The Police responded to state that there should still be someone capable of operating the CCTV system in her absence. As of the 13th November 2025, Police records show that neither of these requests have even been accessed and no response has been received, nor any contact made if there are any technical difficulties in supplying this footage to ensure the request is complied with.

The Police believe that this is evidence of a complete failure of effective management and control at the premises. The premises has previously been the subject of a premises licence review only 3.5 years ago, which resulted in additional conditions being added.

The Police will submit that the fact that complaints have been received, non-compliance found during all three police visits to the premises in October 2025, the lack of an effective response to requests for CCTV footage, and the poor behaviour from staff at the premises during a visit by the Police, calls into serious question whether the current Premises Licence Holder and Designated Premises Supervisor are capable of running a licensed premises and promoting the licensing objectives.

Please tick yes

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

If yes please state the date of that application

Day Month Year

--	--	--	--	--	--	--	--

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

Please tick yes

- I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate
- I understand that if I do not comply with the above requirements my application will be rejected

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 3 – Signatures (please read guidance note 3)

Signature of applicant or applicant’s solicitor or other duly authorised agent (See guidance note 4). **If signing on behalf of the applicant please state in what capacity.**

Signature

.....

Date 13/11/2025

.....

Capacity Police Licensing

.....

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 5)

PS541 Stephen DUNDON
Burnley Police Station
Parker Lane
Burnley
Lancashire

Post town

Burnley

Post Code

BB11 2BT

Telephone number (if any) 01282 472035

If you would prefer us to correspond with you using an e-mail address your e-mail address (optional) stephen.dundon@lancashire.police.uk

Notes for Guidance

1. The ground(s) for review must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
3. The application form must be signed.
4. An applicant’s agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address which we shall use to correspond with you about this application.



Licensing
By email to:
licensing@rossendalebc.gov.uk

PUBLIC PROTECTION UNIT

The Business Centre, Futures Park, Newchurch Road,
Bacup, OL13 0BB
Tel: 01706 217 777

10th December 2025

Dear Sirs,

Representation – Review Application for Roebuck (Waterfoot)

This representation is submitted by the Licensing Authority in support of the review of the premises licence for The Roebuck submitted by Lancashire Constabulary following serious concerns about continued poor management, trading beyond permitted hours, non-compliance with licence conditions, and behaviour undermining the licensing objectives, specifically the prevention of crime and disorder, public safety and the prevention of public nuisance.

These concerns arise from visits undertaken jointly with Lancashire Constabulary on 19th October 2025 and 22nd October 2025.

On the 19th of October 2025 at approximately 00:45 hours, I attended the premises with Sgt 541Dundon. Upon arrival the front door of the premises was closed and locked. I could see lights on inside the premises and voices were clearly audible. There were 2 females immediately outside the door. We asked whether the premises was open and one of the females said it was and said that she would get them to open up. The female banged on the door and asked for it to be opened. It subsequently was opened by the DPS, Marie Burke and we were able to enter the premises. There were approximately 15-20 customers inside the premises. There were numerous drinks around the premises in people's hands. Some were half consumed and others appeared freshly dispensed. Staff were behind the bar. The pumps and stock were on display and the TV was on. The DPS, Marie Burke and her sister Jane were present. Both were wearing Roebuck branded pink shirts. Jane was behind the bar. Upon our entry, Jane shouted to Sgt 541 Dundon about getting his kit off.

There were some grumblings from the customers and a male was ejected from the premises by the Police Sgt. We asked to speak with Marie somewhere quieter and we were escorted to the rear yard of the premises. Three individuals were in the rear yard as we entered. These individuals returned inside and we sat with Marie Burke and her sister Jane. We highlighted that complaints had been received about the premises and nuisance associated from the premises operating past their permitted hours. We highlighted that the terminal hour for alcohol sales on the night was in





fact midnight. It became apparent that Jane was very intoxicated. Whilst trying to have a conversation with Marie and Jane, we were being interrupted by a highly intoxicated male member of the family. We were advised that they had been trying to clear the venue of customers but had difficulty doing so. It was very difficult trying to have a professional conversation whilst being interrupted by the male family member. Marie and Jane kept asking why other venues had longer hours and they didn't. Marie stated that we were picking on them and that she wasn't happy about it. As it was very difficult to have a positive conversation and with the levels of intoxication, myself and the Police Sgt left the premises. Marie and the male family member followed us out and Marie kept shouting to us, "close me down, I don't care. Close me down then". The male family member kept banging on the unmarked police vehicle demanding to speak with the police officer. We did not engage with either individual any further and we left the area.

The Police Sgt and myself then conducted a compliance visit on 22nd October 2025. Immediately upon entry into the premises, I detected a strong cannabis smell. The Police Sgt spoke to the only male customer in that part of the premises. The customer produced a part smoked cannabis joint. Following this, we spoke with the male member of staff who advised that Marie was not on the premises at that time. He offered to contact her and ask her to come down to the premises. Marie did so a few short minutes later.

We then ran through all the licence conditions imposed on the premises licence, many of which are conditions which were imposed by the Licensing sub-committee following an application to review the premises licence. That determination hearing which imposed the majority of the conditions of the licence was held on 26th April 2022. On that occasion, the review was applied for by the Environmental Health department as a responsible authority.

We began by asking Marie if she could recall the last time she had looked at the premises licence. Marie replied that she couldn't. She couldn't recall if they had one, if it was the latest one.

For the convenience of all parties, the conditions discussed are detailed further below along with any conversation regarding the condition. These do not reflect all the conditions on the licence as some of them were not checked or discussed and they may appear in a different order to those listed on the licence document itself.

During this conversation, Marie stated that she wasn't the cleaner and therefore didn't notice whether there were drugs on the premises. Marie advised that she couldn't do anything about drugs. Marie also advised that she wasn't aware that customers couldn't "drink up" and Marie was adamant that she was told at the review hearing in April 2022 that they could have half an hour drinking up time. Marie stated that this didn't make sense to her because if they sold alcohol at midnight, where and how would the customer drink up.

Marie repeated that they struggled to clear the venue of customers and didn't know what else they could do. The Police Sgt asked Marie for the CCTV footage from the night of 19th October 2025.





Marie stated that it wasn't working properly but she would try to get it. Marie then announced that she had to use the toilet facilities and that the male member of staff would get it for us. Marie then went upstairs. Marie returned a short while later and advised that he had been unable to get the footage and that it wasn't working. The Police Sgt challenged Marie and asked her if she'd just been upstairs to look at the footage and saw that they had been serving after time. Marie confessed that this was the case.

We then highlighted the importance of complying with the terms and conditions of the licence especially as the premises had already been subject to a review hearing. Sgt 541 Dundon highlighted that hiding the CCTV footage was not the best way to handle the situation and advised that he would make a formal request for it once back at the office. I understand that this was duly requested but no footage was supplied.

During discussions, it became evident that the DPS, Marie Burke, was unwilling to take responsibility for the management failures at the premises. Rather than acknowledging the issues raised, she repeatedly sought to attribute blame to external agencies, including the Police and the Council, suggesting that the responsible authorities were not doing enough to help her. When highlighted that the premises was causing issues sufficient enough for people to complain about the activities from the premises, Marie stated that they may as well just close down then and again appeared to take no responsibility for the impact the premises was having on residents. This demonstrated a fundamental lack of understanding of her duties as the licence holder and DPS and her obligation to positively and proactively promote the licensing objectives. At no point did Marie Burke offer an improvement plan nor did she provide any reasonable explanation for the extensive non-compliance identified. Her inability to recognise or accept the seriousness of the breaches and the impact of the breaches, coupled with her lack of understanding of the premises licence and the wider licensing framework, is of significant concern and undermines confidence in her suitability to manage a licensed premises.

Given the seriousness of the issues identified and the continued lack of effective management, the Licensing Authority as a responsible authority, submits that proportionate and decisive action is necessary.

Conditions Discussed:

To re-iterate, these are not all of the conditions imposed upon the premises licence, it is a selection of conditions that were discussed and tested at the compliance visit on 22nd October 2025.

- 1) A notice or notices shall be displayed in and at the entrance to the premises where they can be clearly seen and read and shall indicate that it is unlawful for persons under 18 to purchase alcohol or for any person to purchase alcohol on behalf of a person under 18 years of age.

a. There was no notice on display.



- 2) All exit doors and gates from premises or enclosure(s) surrounding it shall be capable of being opened by any person without the use of a key, card, code or other similar means be kept free from all fastening devices when the premises are open to the public.
 - a. **Satisfactory compliance.**
- 3) There shall be placed at all exits from the premises in a place where they can be seen and easily read by the public, notices requiring customers to leave the premises and the area quietly.
 - a. **Satisfactory compliance.**
- 4) Half an hour before the premises is due to close, music shall be played at a significantly lower volume and tempo.
 - a. **Unchecked**
- 5) Customers will not be allowed to loiter outside the premises after the end of permitted hours.
 - a. **This was discussed.**
- 6) Whenever licensable activities (excluding sale of alcohol) are taking place on the premises from 9pm on Fridays and Saturdays, noise assessments will be undertaken hourly to ensure that noise levels are reasonable and not affecting noise sensitive premises. Appropriate steps will be taken to reduce the level of noise where it is likely to cause disturbance to local residents. Said assessments will be written and will be produced to an authorised officer upon request and retained for 12 months.
 - a. **No records produced and non-compliant. Marie stated that she did not know they had to do this and asked how she was required to do it.**
- 7) No alcohol to be served or consumed after 9pm in the beer garden on any night.
 - a. **This was discussed. Marie stated that there was no-one outside contrary to the condition but on 19th October 2025, there were 3 people outside in the beer garden with drinks in their hands.**
- 8) The premises will have a written dispersal policy which is designed to encourage patrons to leave the premises and the area quickly and quietly. This will be kept up to date and made available to any authorised officer for inspection.
 - a. **There was no dispersal policy available or produced.**
- 9) On all evenings at the end of the trading period, staff at the premises will ensure that the area in the immediate vicinity of the premises is clean, tidy and free from rubbish, including empty alcohol containers.
 - a. **Upon our entry to the premises, myself and the Police Sgt noted cigarette butts immediately outside the premises.**





10) Staff will patrol the outside area of the premises, from 9pm every hour on Fridays and Saturdays and on busy periods (bank holidays, parties) and make a log of all patrols. A record will be kept and made available to all authorised officers.

a. No records made or produced.

11) Notices in font size 72, landscape and on A4 will be displayed at each public exit requesting that customers respect the neighbours and leave quietly.

a. Satisfactory compliance.

12) The premises will have a written zero tolerance drugs policy. Said policy will include a provision that any persons found to be in possession of drugs will be banned from the premises.

a. No policy in existence or produced.

13) An incident log to be maintained at the premises detailing any incidents at the premises or in the immediate vicinity of the premises, also detailing action taken or proposed. The log must be retained for a period of 12 months and produced to an authorised officer upon request.

a. Could not produce the incident log. Marie said it was upstairs but wouldn't go and try to find it and produce it.

Yours sincerely,

S Chadwick

Susan Chadwick
Public Protection Manager



Marie Burke

THE ROEBUCK
Burnley RD EAST
BB4 9JR

Rossendale Borough Council
Corporate Support

11 DEC 2025

I would just like to address a couple of points that is mentioned in the application for licence review

①

Mr Dundon says it smelt of cannabis as he entered what he did not mention is the person smelt of cannabis he was not smoking it on the premises nor did he have any on him has Mr Dundon knows has he searched him.

②

There is only one entrance exit for the pub which is shared with the private;

premises upstairs so there could be a odd person coming and going between opening hours which is friends to the tenat upstairs.

③

The ball banging on a adjoining wall which is childed on a Saturday afternoon and we have replaced the ball for a sponge ball, there is a 6ft grass banking between ours and the next property and its not even the next property complaining.

④

We have just been decorating so some of the things ie: licence not being on display was because of this.

⑤

We have not been
made aware of any
complaints.

