

# Notice of Meeting

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## Licensing Sub-Committee

**Monday 3rd September 2012 at 10.00 am**

in Council Chamber, Council Offices,  
Market Street, Newbury RG14 5LD

### **Members Interests**

Note: If you consider you may have an interest in any Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Wednesday, 22 August 2012

### **FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC**

If you require further information about this Agenda, or to inspect any background documents mentioned in the reports, please contact Denise Anns - Tel: (01635) 519486 - Email: [danns@westberks.gov.uk](mailto:danns@westberks.gov.uk).

Further information and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

The Bull, Reading Road, Streatley, Reading RG8 9JJ



**To:** Councillors Paul Bryant, Mollie Lock and Andrew Rowles (Chairman)

**Substitute:** Councillor Geoff Mayes

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# Agenda

<b>Part I</b>	<b>Page No.</b>
1 <b>Declarations of Interest</b> To receive any declarations of interest from Members.	
2 <b>Schedule of Licensing Applications</b>	
(1) <b>Application No.12/01315/LQN - The Bull, Reading Road, Streatley, Reading RG8 9JJ</b> <b>Proposal:</b> Variation of the Premises Licence <b>Location:</b> The Bull, Reading Road, Streatley, Reading, RG8 9JJ <b>Applicant:</b> Marston's Plc	1 - 16
(2) <b>The Bull Existing Licence</b>	17 - 20
3 <b>Relevant Representations Received</b>	21 - 32
4 <b>Objections received but not deemed relevant for information only</b>	33 - 58

Andy Day  
Head of Strategic Support

West Berkshire Council is committed to equality of opportunity. We will treat everyone with respect, regardless of race, disability, gender, age, religion or sexual orientation.

If you require this information in a different format, such as audio tape, or in another language, please ask an English speaker to contact Moira Fraser on telephone (01635) 519045, who will be able to help.



**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.

**We Marston's PLC being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below.**

**Premises Licence Number**

014210

**Part 1 - Premises details**

Postal address of premises or, if none, ordnance survey map reference or description	
Bull, Reading Road, Streatley	
Post town Reading	Post code RG8 9JJ

Telephone number of premises (if any) 01491 872 392

Non-domestic rateable value of premises £30,000

**Part 2 - Applicant Details**

Daytime contact telephone number 01902 711300

Email address (optional)

Current postal address if different from premises address Marston's PLC, Marston's House

Post Town	<span style="border: 1px solid black; padding: 2px;">Wolverhampton</span>	Postcode	<span style="border: 1px solid black; padding: 2px;">WV1 4JT</span>
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### Part 3 – Variation

Do you want the proposed variation to have effect as soon as possible?

Please tick ✓ yes

If not do you want the variation to take effect from

Day    Month    Year

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If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A

**Please describe briefly the nature of the proposed variation** (please read guidance note 1)

These premises have the benefit of licensable activities as follows:

- Sale of alcohol for consumption on the premises - Monday to Saturday 11.00-23.00 and Sunday 12.00-22.30;
- Recorded music – Monday to Sunday 00.01-00.00; and
- Late Night Refreshment - Monday to Saturday 23.00-23.30.

The variation seeks to make several amendments to the Premises Licence as detailed below.

#### **1) Sale of alcohol – Friday and Saturday**

The application seeks to extend the terminal hour for sale of alcohol by retail on Fridays and Saturdays from 23.00 to 00.00 with the premises closing to the public 30 minutes thereafter.

#### **2) Late Night Refreshment – Friday and Saturday**

The application seeks to extend the terminal hour for the provision of late night refreshment on Fridays and Saturdays from 23.30 to 00.00.

#### **3) Sale of alcohol - Sunday**

The application seeks to advance the commencement hour for sale of alcohol by retail on Sundays to from 12.00 to 11.00.

#### **4) Sale of alcohol for consumption off the premises**

The application seeks to permit the sale of alcohol for consumption off the premises in line with the current and proposed hours for the sale of alcohol for consumption on the premises, namely:

- Monday to Thursday 11:00-23.00;
- Friday and Saturday 11.00-00.00; and
- Sunday 11.00-22.30.

#### **5) External areas**

The application seeks to license the external areas for sale by retail of alcohol and late night refreshment only.

The external areas to be licensed are identified on the deposited plan, drawing number BULL/1.

For the avoidance of doubt, the variation does not propose any changes to the internal layout of the premises and the current approved drawing showing the internal layout remains unchanged.

Accordingly, on the grant of the variation the approved licensing drawing for the external areas will be BULL/1 and the approved drawing for the internal layout will remain as existing.

## Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Please tick ✓ yes

### **Provision of regulated entertainment**

- a) Plays (if ticking yes, fill in box A)
- b) Films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

### **Provision of entertainment facilities for:**

- i) making music (if ticking yes, fill in box I)
- j) dancing (if ticking yes, fill in box J)
- k) entertainment of a similar description to that falling within (i) or (j) (if ticking yes, fill in box K)

**Provision of late night refreshment** (if ticking yes, fill in box L)

**Sale by retail of alcohol** (if ticking yes, fill in box M)

**In all cases complete boxes N, O and P**

**A**

<b>Plays</b> Standard days and timings (please read guidance note 6)			<b>Will the performance of a play take place indoors or outdoors or both – please tick {Y}</b> (please read guidance note 2).	Indoors	
Day	Start	Finish		Outdoors	
Mon			<b>Please give further details here</b> (please read guidance note 3)	Both	
Tue					
Wed			<b>State any seasonal variations for performing plays</b> (please read guidance note 4)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat					
Sun					

**B**

<b>Films</b> Standard days and timings (please read guidance note 6)			<b>Will the exhibition of films take place indoors or outdoors or both – please tick {Y}</b> (please read guidance note 2).	Indoors	
Day	Start	Finish		Outdoors	
Mon			<b>Please give further details here</b> (please read guidance note 3)	Both	
Tue					
Wed			<b>State any seasonal variations for the exhibition of films</b> (please read guidance note 4)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat					
Sun					

**C**

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 6)			<b>Please give further details</b> (please read guidance note 3)
Day	Start	Finish	
Mon			
Tue			
Wed			
Thur			<b>State any seasonal variations for indoor sporting events</b> (please read guidance note 4)
Fri			
Sat			
Sun			
			<b>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</b> (please read guidance note 5)
Mon			
Tue			
Wed			
Thur			
Fri			
Sun			

**D**

<b>Boxing or wrestling entertainment</b> Standard days and timings (please read guidance note 6)			<b>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick {Y}</b> (please read guidance note 2).	
Day	Start	Finish	Indoors	
Mon			Outdoors	
Tue			Both	
Wed			<b>Please give further details here</b> (please read guidance note 3)	
Thur				
Fri				
Sat			<b>State any seasonal variations for boxing or wrestling entertainment</b> (please read guidance note 4)	
Sun				
Mon				
Tue				
			<b>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</b> (please read guidance note 5)	
Wed				
Thur				
Fri				
Sat				
Sun				
Mon				

**E**

<b>Live music</b> Standard days and timings (please read guidance note 6)			<b>Will the performance of live music take place indoors or outdoors or both – please tick {Y}</b> (please read guidance note 2).	Indoors	
Day	Start	Finish		Outdoors	
Mon			<b>Please give further details here</b> (please read guidance note 3)	Both	
Tue					
Wed			<b>State any seasonal variations for the performance of live music</b> (please read guidance note 4)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat					
Sun					

**F**

<b>Recorded music</b> Standard days and timings (please read guidance note 6)			<b>Will the playing of recorded music take place indoors or outdoors or both – please tick {Y}</b> (please read guidance note 2).	Indoors	
Day	Start	Finish		Outdoors	
Mon			<b>Please give further details here</b> (please read guidance note 3)	Both	
Tue					
Wed			<b>State any seasonal variations for playing recorded music</b> (please read guidance note 4)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat					
Sun					



**G**

<b>Performances of dance</b> Standard days and timings (please read guidance note 6)			<b>Will the performance of dance take place indoors or outdoors or both – please tick {Y}</b> (please read guidance note 2).	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon			<b>Please give further details here</b> (please read guidance note 3)		
Tue					
Wed			<b>State any seasonal variations for the performance of dance</b> (please read guidance note 4)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for the performance of dance entertainment at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat					
Sun					

**H**

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 6)			<b>Please give a description of the type of entertainment you will be providing</b>		
Day	Start	Finish	<b>Will this entertainment take place indoors or outdoors or both – please tick {Y}</b> (please read guidance note 2).	Indoors	
				Outdoors	
				Both	
Mon			<b>Please give further details here</b> (please read guidance note 3)		
Tue					
Wed			<b>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</b> (please read guidance note 4)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for the entertainment of similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat					
Sun					

**I**

<b>Provision of facilities for making music.</b> Standard days and timings (please read guidance note 6)			<b>Please give a description of the facilities for making music you will be providing</b>										
			<table border="1"> <tr> <td><b>Will the facilities for making music be indoors or outdoors or both – please tick {Y}</b> (please read guidance note 2).</td> <td>Indoors</td> <td></td> </tr> <tr> <td></td> <td>Outdoors</td> <td></td> </tr> <tr> <td></td> <td>Both</td> <td></td> </tr> </table>		<b>Will the facilities for making music be indoors or outdoors or both – please tick {Y}</b> (please read guidance note 2).	Indoors			Outdoors			Both	
<b>Will the facilities for making music be indoors or outdoors or both – please tick {Y}</b> (please read guidance note 2).	Indoors												
	Outdoors												
	Both												
Day	Start	Finish											
Mon			<b>Please give further details here</b> (please read guidance note 3)										
Tue													
Wed			<b>State any seasonal variations for the provision of facilities for making music</b> (please read guidance note 4)										
Thur													
Fri			<b>Non standard timings. Where you intend to use the premises for provision of facilities for making music entertainment at different times to those listed in the column on the left, please list</b> (please read guidance note 5)										
Sat													
Sun													

**J**

<b>Provision of facilities for dancing</b> Standard days and timings (please read guidance note 6)			<b>Will the facilities for dancing be indoors or outdoors or both – please tick {Y}</b> (see guidance note 2).		Indoors	
					Outdoors	
					Both	
Day	Start	Finish				
Mon			<b>Please give a description of the facilities for dancing you will be providing</b>			
Tue						
Wed			<b>Please give further details here</b> (please read guidance note 3)			
Thur						
Fri			<b>State any seasonal variations for providing dancing facilities</b> (please read guidance note 4)			
Sat						
Sun						
			<b>Non standard timings. Where you intend to use the premises for the provision of facilities for dancing entertainment at different times to those listed in the column on the left, please list</b> (please read guidance note 5)			

**K**

<b>Provision of facilities for entertainment of a similar description to that falling within I or J</b> Standard days and timings (please read guidance note 6)			<b>Please give a description of the type of entertainment facility you will be providing</b>	
Day	Start	Finish	<b>Will the entertainment facility be indoors or outdoors or both – please tick {Y}</b> (please read guidance note 2).	Indoor
				Outdoor
Mon				Both
Tue			<b>Please give further details here</b> (please read guidance note 3)	
Wed				
Thur			<b>State any seasonal variations for the provision of facilities for entertainment of a similar description to that falling within I or J</b> (please read guidance note 4)	
Fri				
Sat			<b>Non standard timings. Where you intend to use the premises for the provision of facilities for entertainment of a similar description to that falling within I or J at different times to those listed in the column on the left, please list</b> (please read guidance note 5)	
Sun				

**L**

<b>Late night refreshment</b> Standard days and timings (please read guidance note 6)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick {Y}</b> (please read guidance note 2).	Indoors	
Day	Start	Finish		Outdoors	
Mon	23:00	23:30	<b>Please give further details here</b> (please read guidance note 3)  To permit late night refreshment in the internal and external areas of the premises.	Both	✓
Tue	23:00	23:30			
Wed	23:00	23:30	<b>State any seasonal variations for the provision of late night refreshment</b> (please read guidance note 4)		
Thur	23:00	23:30			
Fri	23:00	00:00	<b>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat	23:00	00:00	Non-standard timings to continue as per the existing Premises Licence.		
Sun					

**M**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 6)			<b>Will the supply of alcohol be for consumption</b> <b>(Please tick box Y)</b> (please read guidance note 7)	On the premises	
Day	Start	Finish		Off the premises	
Mon	11:00	23:00	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 4)	Both	<input checked="" type="checkbox"/>
Tue	11:00	23:00			
Wed	11:00	23:00			
Thur	11:00	23:00		<b>Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 5)  Non-standard timings to continue as per the existing Premises Licence.	
Fri	11:00	00:00			
Sat	11:00	00:00			
Sun	11:00	22:30			

**N**

**Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children** (please read guidance note 8)

None

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 6)		
Day	Start	Finish
Mon	11:00	23:30
Tue	11:00	23:30
Wed	11:00	23:30
Thur	11:00	23:30
Fri	11:00	00:30
Sat	11:00	00:30
Sun	11:00	23:00

**State any seasonal variation** (please read guidance note 4)

**Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed in the column on the left, please list** (please read guidance note 5)

Non-standard timings to continue as per the existing Premises Licence.

**Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking**

None

Please tick ✓ yes

I have enclosed the premises licence

I have enclosed the relevant part of the premises licence

If you have not ticked one of these boxes please fill in reasons for not including the licence, or part of it, below

Reasons why I have failed to enclose the premises licence or relevant part of premises licence

## P

Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

**a) General – all four licensing objectives (b,c,d,e) (please read guidance note 9)**

A risk assessment has been undertaken with regard to the proposals and no adverse impact is anticipated in respect of the licensing objectives.

No steps are offered with regard to the four licensing objectives as a result of this risk assessment.

**b) The prevention of crime and disorder**

No further risks have been identified which need to be addressed.

**c) Public safety**

No further risks have been identified which need to be addressed

**d) The prevention of public nuisance**

No further risks have been identified which need to be addressed.

**e) The protection of children from harm**

The restrictions set out in the Licensing Act 2003 will apply. No unusual or additional risks of harm to children have been identified.

- I have made or enclosed payment of the fee
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I understand that I must now advertise my application
- I have enclosed the premises licence or relevant part of it or explanation
- 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 5 – Signatures** (please read guidance note 10)

**Signature of applicant (the current premises licence holder) or applicant’s solicitor or other duly authorised agent.** (Please read guidance note 11). **If signing on behalf of the applicant please state in what capacity.**

Signature: John Gaunt & Partners.....

Date: 19<sup>th</sup> July 2012 .....

Capacity: Solicitors.....

**Where the premises licence is jointly held signature of 2<sup>nd</sup> applicant (the current premises licence holder) or 2<sup>nd</sup> applicant’s solicitor or other authorised agent.** (Please read guidance note 12). **If signing on behalf of the applicant please state in what capacity.**

Signature: John Gaunt & Partners.....

Date: .....

Capacity: Solicitors.....

<b>Contact name (where not previously given) and address for correspondence associated with this application</b> (please read guidance note 13)	
John Gaunt & Partners Omega Court 372 Cemetery Road	
<b>Post town</b> Sheffield	<b>Post code</b> S11 8FT
<b>Telephone number (if any)</b> 0114 266 8664	
<b>If you would prefer us to correspond with you by email your email address (optional)</b>	

## Notes for Guidance

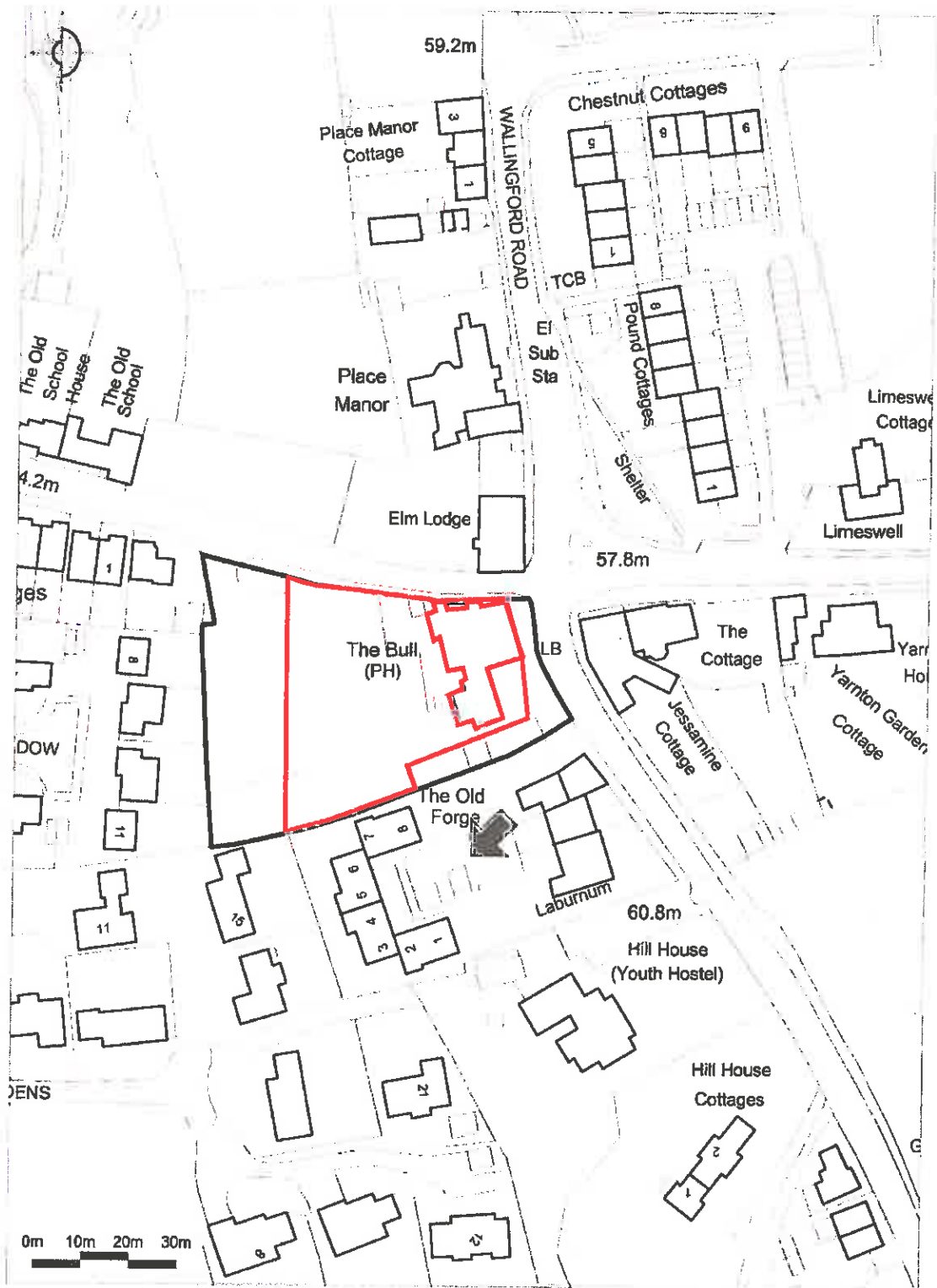
**This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence you should make a new premises licence application under section 17 of the Licensing Act 2003.**

### Notes for Guidance

1. Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate. Indoors may include a tent.
3. For example state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises please tick on, if you wish people to be able to purchase alcohol to consume away from the premises please tick off. If you wish people to be able to do both please tick both.
8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups, the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, both applicants or their respective agents must sign the application form.
13. This is the address which we shall use to correspond with you about this application.



BULL READING ROAD STREATLEY  
READING RG8 9JJ  
BULL/1



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## West Berkshire District Council

Culture And Environmental Protection, Environmental Health & Licensing, Council Offices,  
Market Street, Newbury, Berkshire RG14 5LD  
Tel: (01635) 519184 Fax (01635) 519172

### Licensing Act 2003 Premises Licence

Uniform Ref: 12/00746/LQN

**Premises licence number 014210**

#### Part 1 - Premises details

**Postal address of premises, or if none, ordnance survey map reference or description**

The Bull  
Reading Road, Streatley, Reading, West Berkshire, RG8 9JJ

**Licensable activities authorised by the licence**

Recorded Music  
Late Night Refreshment  
Supply of Alcohol

**The times the licence authorises the carrying out of licensable activities**

**Recorded Music**  
Monday to Sunday From 00:01 to 00:00

**Late Night Refreshment**  
Monday to Saturday From 23:00 to 23:30

**Supply of Alcohol**  
Monday to Saturday From 11:00 to 23:00  
Sunday From 12:00 to 22:30  
Alcohol On/Off Premises: **Both**

**Where the licence authorises supplies of alcohol whether these are on and/ or off supplies**

On /Off Sales : **BOTH**

**Part 2**

**Name, (registered) address, telephone number and email (where relevant) of holder of premises licence**

Marston's Plc  
Marston's House, Wolverhampton, WV1 4JT

01902 711 300

**Registered number of holder, for example company number, charity number (where applicable)**

00031461

**Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol**

Emma Brooks  
The Bull, Reading Road, Streatley, Reading, West Berkshire, RG8 9JJ

**Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises the supply of alcohol**

1834 Herefordshire District Council

**Date: 10th August 2012**

**Signed:**

*Brian Leahy*  
**Authorised Officer**

DPS Variation 26/01/2006  
DPS Variation 17/01/2007  
Transfer 23/07/2007  
Transfer 20/10/2010  
Transfer 21/03/2012  
DPS Variation 04/05/2012  
Licence corrected 10/082012

## **Annex 1 - Mandatory conditions**

### **Premises - Supply of Alcohol**

1. No supply of alcohol may be made under the premises licence-
  - a) at a time when there is no designated premises supervisor in respect of the premises licence, or
  - b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

### **Licensing Act 2003 Mandatory Licensing Conditions order 2010**

#### **SCHEDULE**

**(from 6<sup>th</sup> April 2010)**

1.

1) The responsible person shall take all reasonable steps to ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) 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 in a manner which carries a significant risk of leading or contributing to crime and disorder, prejudice to public safety, public nuisance, or harm to children—

(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 (other than any promotion or discount available to an individual in respect of alcohol for consumption at a table meal, as defined in section 159 of the Act);

(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;

(d) provision of free or discounted alcohol in relation to the viewing on the premises of a sporting event, where that provision is dependent on—

(i) the outcome of a race, competition or other event or process, or

(ii) the likelihood of anything occurring or not occurring;

(e) 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.

2.

The responsible person shall ensure that no alcohol is dispensed directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).

3.

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

**(from 1<sup>st</sup> October 2010)**

4.

(1) The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.

(2) 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 a holographic mark.

5.

The responsible person shall 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; and

(b) customers are made aware of the availability of these measures.

#### **Annex 4 - Plans**

## Licensing

---

**From:** Hazel Preston-Barnes [hazel.preston-barnes@passivsystems.com] **Sent:** Mon 23/07/2012 4:30 PM  
**To:** Licensing  
**Cc:**  
**Subject:** Extended licensing Hours at The Bull at Streatley  
**Attachments:**

As a neighbour to this property, , I would like to raise objections to the proposed change of licensing hours.

My home, along with 3 others, backs directly onto the car park of the Bull public house. All of the houses have two bedrooms which directly face the Bull.

The lights from the car park light up the bedrooms with the light pervading even the darkest of curtains. Currently these lights are not switched off until 11:30pm during the week and often after midnight at week-ends.

Similarly in summer with open windows the noise from the car park can be heard until 11:30pm during the week and often well after midnight at week-ends if people staying at the Bull are attending other local events.

Extending the licensing hours is going to extend the noise and lights to at least midnight during the week and to the early hours at week-ends.

Can I ask that this proposal is reviewed in light of the potential nuisance factor to local residents?

Rgds

Hazel Preston-Barnes

15 Hill Gardens,  
Streatley,  
Berkshire.  
RG8 9QF  
24 July 2012



The Senior Licensing Officer,  
West Berkshire Council,  
Council Offices,  
Market Street,  
Newbury.  
RG14 5LD

Dear Sir or Madam,

**Application to extend the opening hours of The Bull Public House, Streatley**

We wish to object in the strongest possible terms to the application by Marstons plc to extend the opening hours of The Bull Public House, Streatley. Our objection is based largely on the grounds of child protection, disorder and nuisance.

The Bull Public House ("The Bull") is situated in a quiet residential area in an historic village within a Conservation area and an area of Outstanding Natural Beauty. In addition, there are dwellings all around its perimeter.

Historically, The Bull has had the character of a 'country pub' and living within such proximity to it, we do of course realise that from time to time we should expect noise as people come and go. However, since the pub re-opened, under new ownership there has been a marked increase in the disturbance.

The new management seem intent on broadening the customer base away from the local community by offering cheap food and drink and the noise disturbance at the weekends in particular has increased significantly. The beer garden and associated smoking shelter have been improved and are being used more extensively and we and our children are now exposed to shouting and foul language. At certain times it can be intimidating for anyone (including children and the elderly) to walk past the beer garden and terrace on the adjacent footpath on the B4009.

There is often anti-social shouting in the evenings (particularly at weekends) and slamming of car doors late at night which disturbs us, our children and our neighbours.

The present licence until 11.00pm and 10.30pm on Sundays with the additional drinking up time frequently results in noise until midnight. Our concern is that the extended hours will attract an increasing number of late-night drinkers and we would be exposed to even greater levels of noise and anti-social behaviour into the early hours of the morning. We feel this is not appropriate, or acceptable, within such a residential area and we would appeal to you to reject the application.

Yours faithfully,

Clive and Susan Condie.

Please acknowledge receipt of this letter - thanks.





9 The Bull Meadow

Streatley

Reading

RG8 9QD

Tel: 01491 873966

Email: [paul.clarke47@virgin.net](mailto:paul.clarke47@virgin.net)

The Senior Licensing Officer,  
West Berkshire Council,  
Council Offices,  
Market Street,  
Newbury.  
RG14 5LD

26<sup>th</sup> July 2012

Dear Sir or Madam

I am writing to register my concern at the application by The Bull Public House in Streatley to extend their opening hours.

Our garden backs onto The Bull car park and we have already suffered the 'improvements' of the Beer Garden over the past few months that have resulted in trees and greenery being severely cut back and the installation of garish and intrusive lighting. The prospect of the pub opening extended hours and attracting a late night drinking crowd to the area is of considerable concern to us and other residents.

Our youngest daughter sleeps in a bedroom overlooking the car park and she has already been disturbed by the increased activity and noise coming from the Beer Garden. It is clearly an intention of the new owners to develop the 'al fresco' nature of the business and although I certainly do not want to see them fail as a business, a little sensitivity to the needs and wishes of very local residents would be appreciated.

Can I urge the Council to support the residents in a campaign to limit the social and environmental impact of this application?

Yours faithfully

Paul Clarke (Mr)

12 The Bull Meadow ,

Streatley,

Reading,

Berkshire,

RG8 9QD



Contact details. Mobile 07867 788 097

Email: meads12@gmail.com

To whom it may concern,

I have been informed that there has been an application to extend the opening hours of The Bull Public House, within about 70 meters from my home.

I **strongly** object to such an application as it will definitely affect my home and family by the additional disturbance generated.

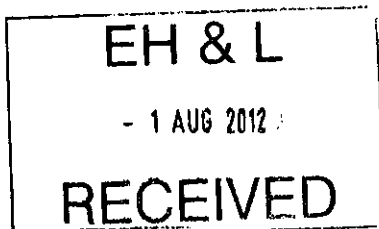
The pub is surrounded by residential families, and already the busy garden area to the rear of the pub is disruptive. Opening the pub up until midnight, will automatically incur an additional 'drinking time' of at least half an hour at the weekends.

We live in a charming, quiet village, and such an unnecessary extension of their opening hours, would ruin the appeal of the village for both the villagers, and our usual visitors.

I sincerely hope this application will **not** be granted under any circumstances.

Yours sincerely,

Melanie Meads.



17, Hill Gardens,  
Streatley on Thames  
Reading  
Berkshire  
RG8 9QF  
E-Mail:- [pelcome@talktalk.net](mailto:pelcome@talktalk.net)  
Telephone 01491873200

The Senior Licensing Officer,  
West Berkshire Council,  
Council Offices,  
Market Street,  
Newbury,  
RG14 5LD

27 July 2012

Dear Sir or Madam,

**Application to extend the opening hours of the Bull Public House, Streatley**

We wish to object in the strongest terms to the application by Marstons plc to extend the opening hours of The Bull Public House, Streatley. Our objection is based primarily on the grounds of noise, public disorder and general nuisance.

The Bull Public House is situated in a quiet, family orientated, residential area in an historic village within a Conservation area of Outstanding Natural Beauty. All around The Bull there are private houses, many with young children.

The Bull has had a long history of being a quiet 'country pub' primarily serving the needs of local people. The new management, however, seem intent on broadening the customer base away from the local community by offering cheap food and drink together with an enlarged outside beer garden. This has already resulted in increased noise disturbance with shouting and car doors slamming particular at weekends after closing time.

The beer garden is open to the car park and road so customers are able to stay past the drinking up time and closing of the pub itself. With the licence extended on Fridays and Saturdays to midnight plus 30 minute drinking up time experience indicates that this will attract an increasing number of late night drinkers. These customers will inevitably remain in the open beer garden/car park until around 1.00am with all the attendant noise of shouting, anti-social behaviour and car doors slamming.

We feel this is not appropriate to or acceptable within such a residential area and would appeal to you to reject the application

Yours faithfully

Peter and Shirley Elcome

11 Hill Gardens  
Streatley  
Reading  
RG8 9QF



The Senior Licensing Officer  
West Berkshire Council  
Council Offices  
Newbury RG14 5LD

4<sup>th</sup> August 2012

Dear Sir or Madam

**Application** to extend the opening hours of The Bull Public House, Streatley  
**Application** to include the external areas within the licensed area of the premises for the sale of alcohol and late night refreshment  
**Application** to permit the sale of alcohol for consumption off the premises

We are writing to you in respect of the above application as we consider this would impact on ourselves as residents of Streatley and on Streatley as a village. For the following reasons we would raise our objections to the applications.

Streatley is a historic village in a Conservation Area and an area of Outstanding Natural Beauty. The Bull Public House is also a historic place, designed to be a village pub which has been enjoyed by the villagers and tourists alike. However, under the recent new ownership, there has been considerable work carried out to increase the capacity of 'drinking' area outside to what is now termed a 'beer garden'. Far removed from a traditional family pub.

In fact, the outside area has now become an extensive beer garden and unfortunately we have noted an increase in disturbance accordingly. Not only has the noise level from drinkers sitting outside increased, but more disturbingly are the loud voices, including unsavoury language, together with car doors slamming and music from car radios blaring when people leave the car park which is in close proximity to our and other neighbours boundaries.

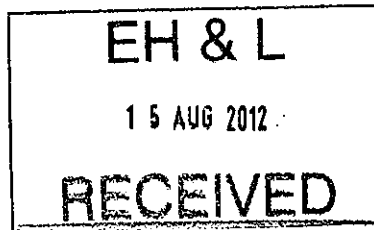
To extend the opening hours later into the evening, we feel, will prolong the disturbances to the local vicinity and create further disturbance later into the night time when residents, including children have retired for the night.

We would, therefore, wish to raise our objection to these applications and ask you to consider rejecting them.

We would be grateful if you will kindly acknowledge receipt of this letter.

Yours faithfully,

R & J Pugh



Highmeadow Cottage  
Streatley Hill  
Streatley  
Berkshire  
RG8 9RD  
Tel: 01491 871898

14 August 2012

Senior Licensing Officer  
Environmental Health & Licensing  
West Berkshire Council  
Council Offices  
Market Street  
Newbury  
Berkshire  
RG14 5LD

Dear Sir,

**Re: Objection to The Bull at Streatley pub's application for an alcohol license extension**

I would like to make a formal objection to the application, made by The Bull pub, Streatley, to extend the times that they are licensed to sell alcohol. This letter illustrates the reasons for my objection.

To provide the necessary context to my objection, the following paragraphs and photos below outline our property's location in relation to the The Bull pub in Streatley.

We own and reside in a detached property right next to the entrance to the Bull pub car park, and share a fenced border on the Eastern perimeter.

Due to our proximity to the pub (see photos below), we can currently hear pub customers in the beer garden on busy evenings from inside our property, particularly in the main upstairs bedroom and downstairs lounge. The beer garden has recently been improved making it more attractive & popular with customers.

As you might expect, the noise levels from the pub grounds generally increase as people leave the premises via the pub car park, which is the only exit for those customers leaving by car or other vehicle, and is also a main route for customers walking to other properties in Streatley.

The vehicle related noise levels are significantly increased in duration and level by the traffic lights (see photo below), which the majority of customers need to negotiate when leaving the car park (right turn onto crossroads providing access to 3 possible routes). There is only enough space for one car to pull out from the car park onto the road and wait at the traffic lights. This can sometimes cause a queue of traffic waiting, with engines running, to exit the car park, which lines up along the eastern border of our property (see photo), increasing late night noise levels.

It is common at the moment for people to talk loudly outside our property and the car park entrance as they are leaving the pub after closing time, e.g. to finish conversations, saying goodbye to each

other, etc. The timing and level of associated noise at the moment is at the limits of acceptability, and on occasion has woken our 4 year old son, causing him to be startled and upset (see photo below illustrating proximity of car park entrance to our property)

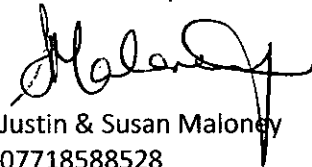
My objection mainly relates to the licensing objective, Prevention of Public Nuisance, based on the following concerns:

- The proposed license extension is very likely to result in increased noise, later at night, to antisocial/unacceptable levels, specifically due to:
  - People leaving the pub by car, shutting car doors and having to wait/queue with engines running to exit the car park & negotiate the traffic lights
  - Groups of people leaving the pub on foot and stopping at the car park entrance and outside our house to finish conversations and say goodbye to each other, as they disperse and go their separate ways
  - Customers drinking in the pub beer garden later at night
- Extended licensing hours is likely to attract additional custom from surrounding villages and towns, which will increase the number of customers arriving by vehicle, therefore further increasing the late night vehicle related noise outlined in the point above

While our main objections clearly relate to the above licensing objective, we also believe the proposed extension will result in an increased risk of antisocial behaviour associated with later and longer drinking. This concern relates to the licensing objective – Prevention of Crime & Disorder.

Please feel free to contact us if you would like to discuss any aspect of our objection.

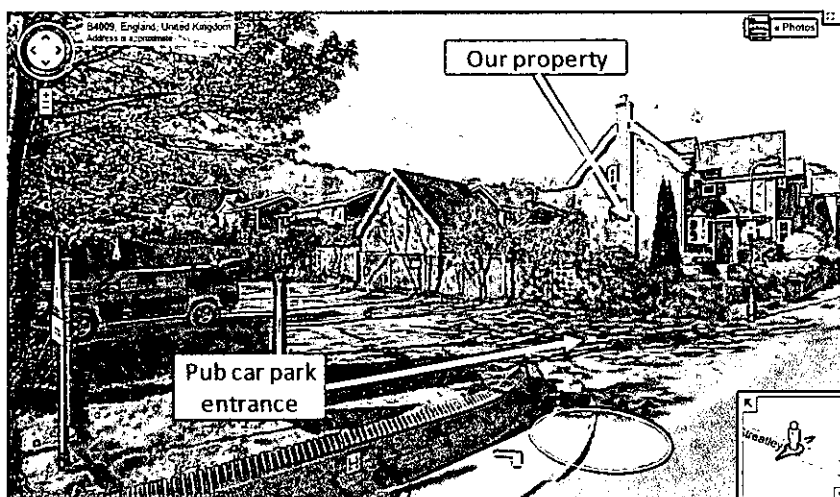
Yours faithfully



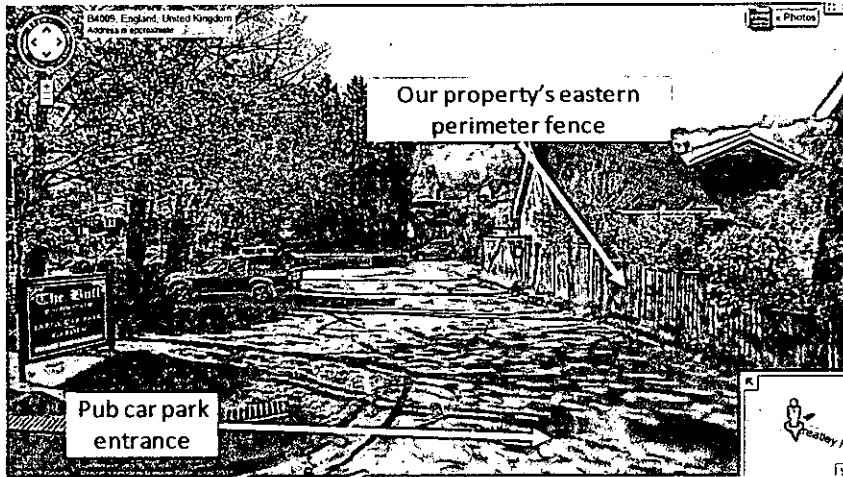
Justin & Susan Maloney  
07718588528

**Photos illustrating proximity of pub, beer garden and car park to our property (from Google Maps)**

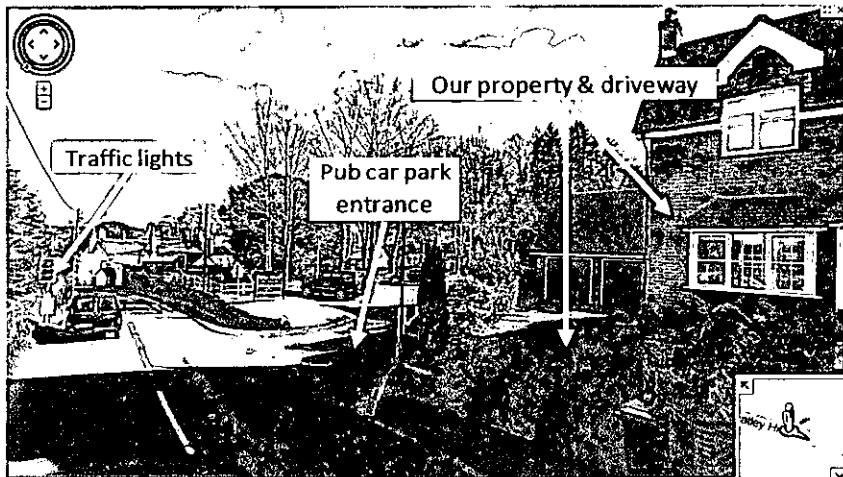
**Fig 1. Illustrating proximity of pub car park to our property**



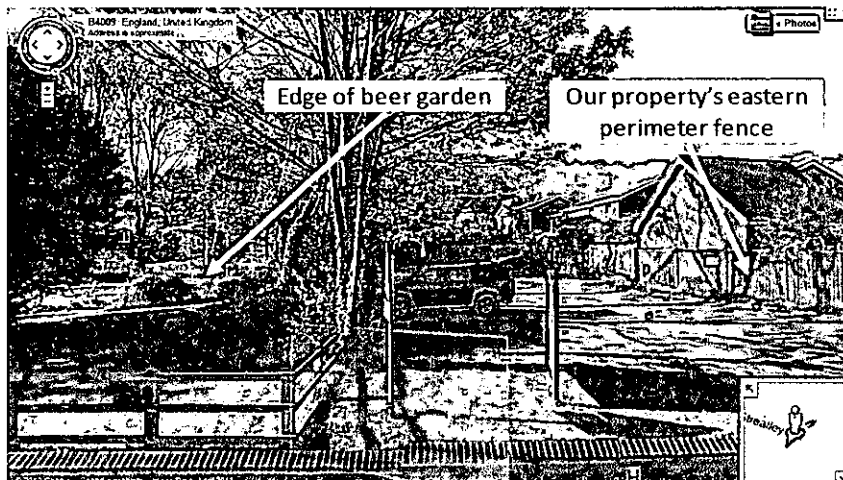
**Fig 2. Illustrating size of pub car park**



**Fig 3. Illustrating position of traffic lights**

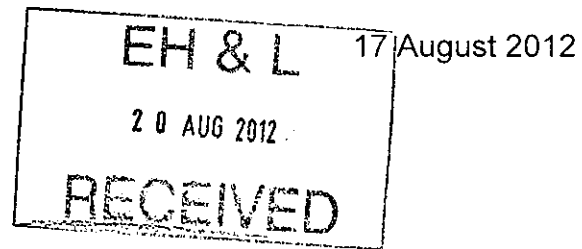


**Fig 4. Illustrating proximity of beer garden to our property**



Jessamine Cottage  
High Street  
Streatley

The Senior Licensing Officer  
West Berkshire Council  
Market Street  
Newbury  
RG14 5LD



Dear Sir

**Re Bull Pub Extended Hours Application**

We have learned that The Bull Pub has applied to increase its opening hours. We object to the application and ask you to refuse the license changes for the following reasons.

The Bull is an historic listed building, in a rural area, AONB, and conservation area.

**Prevention of public nuisance**

Our property is the closest to the front entrance of The Bull. As we live immediately opposite these premises and our bedrooms are adjacent to the pavement, the increased noise in the early hours will impact particularly on our sleep, health and wellbeing. At closing time in the past, and recently under the new management we have been awakened by intoxicated groups of people talking and skylarking under our bedroom windows. We object to being awakened at 11.45 pm and even more to the probable awakening at a later time of 00.45am. We are both pensioners with a number of serious health issues. As our property is also listed we do not have double glazing or the sound insulation associated with modern properties.

**Prevention of crime and disorder**

Streatley is a rural village with a large elderly population who do not frequent licensed premises in the hours proposed in the application. There are also a number of families with young children. It follows that the landlord is trying to attract a different clientele, from outside the village, and to promote late night drinking. This will also raise issues about drink driving, and an increase in associated crime, car theft, house breaking and the like in a community that is sparsely policed.



**Public Safety**

The Bull Pub is situated on the main highway between Oxford and Reading. Customers who are local will walk to the pub but all other users arrive by cars. To encourage longer drinking hours will mean private transport will be used. There is no availability of public transport at the times requested in this application. The road safety implications are self-evident.

**Protection of children from harm**

We fear the increase in licensing hours will change the clientele of this licensed premises with the possibility of the increased selling of drugs both legal, and illegal. As grandparents to two young teenagers who live in Streatley we are most concerned that children are protected from any possibility of drug misuse and trust that the licensing authorities will seek to prevent this where possible.

We hope that this application by Marston Breweries and the landlord of The Bull Pub at Streatley, will **not** be supported by West Berkshire Council and indeed that they will refuse the proposed changes to the license. Please keep us fully informed about this application and the date of any proposed hearing.

Yours faithfully



Gail and Bill Shuttleworth

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# Agenda Item 4

**From:** Alli Robson [mailto:[alli.robson@virgin.net](mailto:alli.robson@virgin.net)]

**Sent:** Mon 06/08/2012 5:32 PM

**To:** Licensing

**Subject:** The Bull at Streatley

Dear Sir/Madam,

I would like to oppose the Bull at Streatley's application for an extended license on the grounds of late night drinking being a public nuisance with the increased noise level and general disturbance in a very quiet and rural village. It could also lead to unwanted crime in the local vicinity.

Yours sincerely,

Allison Robson  
Streatley resident

**From:** CATHERINE WEDGBURY [mailto:catherine.wedgbury@btinternet.com]  
**Sent:** Mon 06/08/2012 9:33 AM  
**To:** Licensing  
**Subject:** Proposal to extend licensing hours at the Bull Streatley

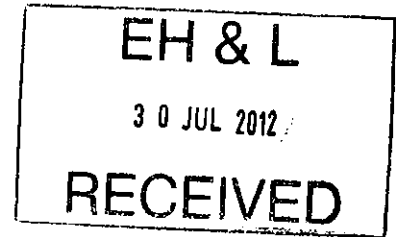
As a resident of Streatley, I would like to oppose the application to extend the licensing hours at The Bull, Streatley, on the basis that will increase noise in a quiet residential area late at night.

I believe that most residents of Streatley are happy with the current opening hours and the extension would simply draw customers seeking specifically seeking late night drinking.

Would you please acknowledge receipt.

Catherine Wedgbury  
2 Hill House Cottages  
Reading Road  
Streatley  
RG8 9JN

F.B.Whotehall  
2, The Bull Meadow  
Streatley London  
Reading  
RG8 9QD  
28/07/12



Dear Sir,  
The Bull @ Streatley

I am given to understand that the new owners of the Bull are applying to extend their

Opening hours at the weekend. This would, if granted, result in attracting drinkers of kind likely to cause problems and noise when leaving. At present we enjoy a peaceful and relatively crime free neighbourhood which I am sure will suffer if the extension is granted. In view of this I wish to object in the strongest possible terms to any extension of the existing opening hours

Yours faithfully

To-

The Senior Licensing Officer  
West Berkshire Council  
Council Offices  
Market Street  
Newbury  
RG12. 5LD

21 Hill Gardens  
Streatley  
Reading  
RG8 9QF

25 July 2012

The Senior Licensing Officer

Dear Sir,



**The Bull Streatley – opening hours extension**

I understand that the proprietors of The Bull are in the process of applying to extend its opening hours in the evening, beyond 11pm on Fridays and Saturdays and beyond 10.30pm on Sundays.

As a young family, we are very much opposed to this course of action.

We would not welcome, in particular, the following:

- additional noise pollution in the early hours when children are sleeping;
- late night drinkers being attracted into Streatley, once all the other pubs in Goring/other villages have closed (or even those making a special journey to Streatley);
- possible increase in crime in the area due to the increase in footfall in the early hours and especially in view of the extreme difficulties in obtaining a taxi in our area and the absence of public transport.

The Bull has over recent years failed to attract sufficient customers in the evening and I understand that this is still the case, despite renovations. In my experience, the pub is almost empty by 10pm!

I cannot see why an extension in drinking hours is needed for a customer base that does not exist in the locality! It can only be to increase profits for the brewery by attracting late night drinkers from outside the area, which is not something that is beneficial for a very quiet village with low crime rates, no public transport or available taxis! Drinking until 11pm and 10.30pm should be sufficient.

An extension in drinking hours will not benefit our family orientated village in any way and clearly is simply a bid to maximise profitability and viability of The Bull for the brewery. Any additional late night footfall would not bring further profits to any other businesses in Goring and Streatley (including restaurants/takeaways) as they would be closed!

I hope that you will take my comments on board when making your assessment of the application to extend drinking hours.

Yours faithfully,

**Catherine Dineen**

1 THE OLD FORGE, STREATLEY, READING, BERKSHIRE RG8 9JW

01491 875 422

The Senior Licensing Officer  
West Berkshire Council  
Council Offices  
Market Street  
Newbury  
RG14 5LD

27/7/2012




Dear Sir,

Re: The Bull Public House  
Streatley,

We understand that the Bull public House in Streatley have applied to extend their licensing hours to midnight on Fridays and Saturdays, and 11 pm. on Sundays (plus 30 minutes drinking up time)

We wish to strongly object to this application, as this is a residential area, and the additional noise and disturbance which would follow, would significantly change the character of this peaceful Thames side village.

Signed   
JOHN. F. HAWKINS

Patricia Hawkins

PATRICIA. V. HAWKINS

The Senior Licensing Officer.



"Cowslips",

13, The Bull Meadow,

Streatley on Thames,

Berkshire. R.G. 8, 9 Q.D.

Tel.(01491) 873656.

30/7/12.

Dear Sir,

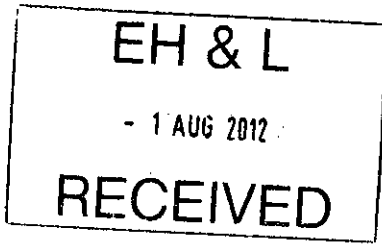
As Streatley residents we are very concerned that "The Bull" is in the process of applying to West Berkshire County Council to extend its evening opening hours from 11.00pm to midnight on Fridays and Saturdays and from 10.30pm until 11.00pm on Sundays.

We visit "The Bull" regularly, it has been refurbished and the couple who run it are doing a good job. The food has greatly improved, so we have eaten there several times and will continue to do so.

However as the Bull is open seven days a week from 11.00am - 11pm, 12 noon - 10.30 on Sundays we feel that the opening hours are long enough. If the hours are extended it will increase the number of late night drinkers and could result in greater noise and disturbance for local residents.

Yours faithfully  
Patricia Johnson





The Cottage  
High Street  
Streatley  
Berkshire  
RG8 9HY

01491 873891

[Streatley@btinternet.com](mailto:Streatley@btinternet.com)

26 July 2012

The Senior Licensing Officer  
West Berkshire Council  
Council Offices  
Market Street  
Newbury RG14 5LD

Dear Sirs

**The Bull Public House, Streatley Cross Roads, Streatley, Berks**

We are writing to formally object to proposals from the above premises to extend their licensing hours.

Friday from 11.00 pm until midnight

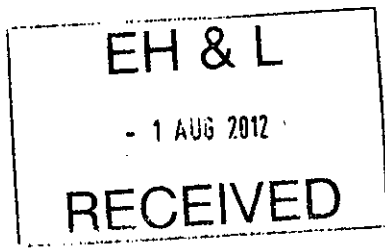
Saturday from 11.00 pm until midnight

Sundays from 10.30 pm to 11.00 pm (plus 30 minutes drinking up time).

We live at the top end of the High Street near the Bull Public House and believe the increase in opening hours would attract late night drinkers and result in greater noise and disturbance particularly in the early hours, as drinkers leave the premises.

Yours faithfully

Pamela & Colin Allen



3 Icknield Cottage.  
High Street,  
Streatley,

Reading, Berks RG8 9JA

July 30<sup>th</sup>, 2012

Dear Sir,

I wish to object most strongly to the proposal from The Bull Inn at Streatley to extend their opening hours on Friday and Saturday nights. With the addition of a 30 minutes drinking up time this will mean in practice, activity will continue to nearly 1am on these nights.

The Bull is situated in a totally residential area. It has since 1965 when I moved into the Goring Gap, managed to run its business in co-operation with the wishes of the village population.

To date the majority of its customers live locally. There is some passing trade but except possibly in the two peak summer months it is the nearby community that forms the bulk of the patronage. The Bull is in a conservation area and SSI sites are almost adjoining. Most importantly we have a high percentage of families with very young children. It is the last place in the countryside that should be extending its hours in the manner proposed.

We are very concerned that this request will prove to be only the first stage in a campaign to extend opening hours even further and on this basis to add other entertainments such as those available in some of Reading's night spots.

For all these reasons I feel this application should be rejected. There is no demand for it in the villages and the well being of the local people should be upheld.

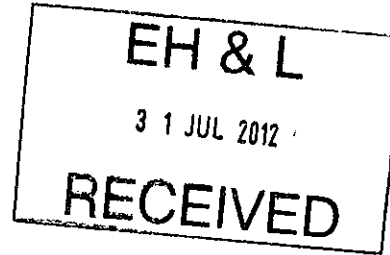
Yours faithfully

  
Michael Brodie

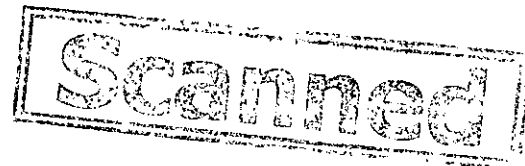
The Senior Licensing Officer,  
West Berkshire Council.  
Council Offices,  
Market Street, Newbury RG14 5LD.

Elm Lodge  
Wallingford Road  
Streatley RG8 9JR

27<sup>th</sup> July 2012



The Senior Licensing Officer,  
West Berkshire Council  
Council Offices  
Market Street  
Newbury RG14 5LD



Dear Sir,

Reference The Bull, Streatley

I write to you with reference to the application by Marstons Brewery for both extended licensing hours and permission for off license sales.

Firstly I would like to ask for an extension of the objection period. This notice has gone up at a time when a lot of people are away on their summer holidays, more so this year because of the Olympics. In addition, whilst there is a notice on the front porch entrance to the pub, the notice to the rear of the property is hard to find, even when searching for it. This further reduces the amount of people who are aware of the application.

Whilst I appreciate the endeavours of the landlords to further increase their business, I am objecting to the applications, that is for extended hours, garden sales of alcohol and off license sales.

Streatley is a quiet community in a residential rural village and this character should be retained or regulated to remain so. The demographic is not one that would require late night opening and from a safety point of view, the position of the pub on a dangerous corner is not one that is suited to late night opening.

Streatley does not have the infrastructure to support late night opening. The bus services do not run late at night and the train station (Goring & Streatley) is a 20 minute walk away. I am sure that residents of both Streatley and Goring High Streets would accept disturbances caused by late night revellers. Realistically, anyone leaving the pub at 12.30pm (latest time) would most likely be driving, which raises a question of possible drink driving, or taking a taxi (there is no taxi rank locally), which would in turn lead to unacceptable traffic late at night in a residential area. The way in which my house is positioned means that bedrooms face directly on to the car park of The Bull with obvious consequences and noise and light pollution issues. I have 3 children.

In addition there is no police station in Streatley. The nearest 24 hour police station is in Reading, meaning that any drunken or rowdy behaviour that is usually associated with late opening hours, cannot be dealt with speedily. I have been told there have previously been considerable problems associated with The Miller of Mansfield pub, during previous tenancies, as kids hung around drunk and bored in the area around the pub.

Recent conjecture in the newspapers identifies that residents, police and even customers have regretted the extension in licensing hours and opportunities for sales of alcohol that were approved in the last decade. Binge drinking appears to have become one of the scourges of contemporary British society.

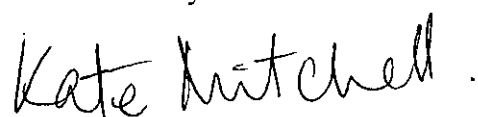
As permission is being sought for sales of alcohol in the garden, there is a strong possibility that the Landlords are hoping to be able to hold events in the pub garden. Again this would cause unacceptable noise and light pollution in what is a quiet residential area. I would encourage you to come and visit the site to see how close so much housing is to the pub garden and car park.

Lastly I believe that off license sales would encourage a crowd in search of more drink late at night to congregate around The Bull. Again causing problems of noise, light and additionally, rubbish pollution. There is already a shop in Goring which sells off license alcohol until 10pm which must be adequate for a fairly small community?

Late night opening hours and off license sales are associated with urban culture which this area is not and it is why most of us have chosen to live here.

I would appreciate a reply to this letter and meanwhile thank you for your attention,

Yours sincerely

A handwritten signature in black ink that reads "Kate Mitchell". The signature is written in a cursive, slightly slanted style.

Kate Mitchell

cc Nicola Swan, Streatley Parish Council

**From:** Amanda watt [mailto:[amanda.streatley@yahoo.co.uk](mailto:amanda.streatley@yahoo.co.uk)]  
**Sent:** Tue 07/08/2012 1:56 PM  
**To:** Licensing  
**Subject:** The proposed extended licensing hours for The Bull at Streatley

Dear Sir / Madam,

I wish to make you aware of my concerns with regard to the proposed extension in the current license held by The Bull at Streatley.

I am a local resident living on Streatley Hill within sight and " hearing" of The Bull. We currently live without any cause for concern with The Bull but are worried that late drinking in the Garden would potentially increase the noise level coming from the pub and increase late night passing traffic.

Where alcohol consumption is the concern there are also worries with regard to public disorder and late opening may encourage more hardened drinkers into the area. The Bull is surrounded by residential properties many of the residing families have young children, I do not think extended opening hours will be appropriate in this location.

Yours sincerely,

Amanda Watt

Sent from my iPad



Ivy Cottage  
Rectory Road  
Streatley  
RG8 9LE

29<sup>th</sup> July 2012

Dear Sir/Madam,

As a resident of Streatley, I wish to object to the proposed application that Marston Brewery has made to West Berkshire Council to extend the opening hours at The Bull Pub in Streatley.

The Bull Pub is situated in the centre of Streatley. It is in the heart of a conservation area and is surrounded by many listed buildings.

Its customers are predominantly families and retired people that live in the village, who frequent the pub at lunch time or early evenings.

In the twelve years I have lived in the village I have regularly noted the pub to be empty most evenings by 10.30, including on a Friday and Saturday night. I have also known for the pub to close due to lack of custom, especially in winter months.

I therefore do not understand why the pub needs to extend its opening hours.

Historically the pub has supported its community. It has been a venue for local group meetings and Streatley School fundraising evenings to be held. Previous land lords have allowed children to stand on its front away from the traffic, whilst waiting for the bus to take them to The Downs School.

An extension to The Bull Pub's opening hours will significantly change the ethos of a quiet village pub.

By permitting a change to extend the opening hours on a Friday and Saturday at The Bull Pub, you increase the problems related to being able to drink for longer. These include higher levels of noise for local residents as people leave the pub later at night, and

a greater risk of damage to property or theft due to drunken behaviour.

I am concerned that an extension to the opening hours will deter many locals from using the pub as people from further afield will come in to the village attracted to the fact that they can drink for longer.

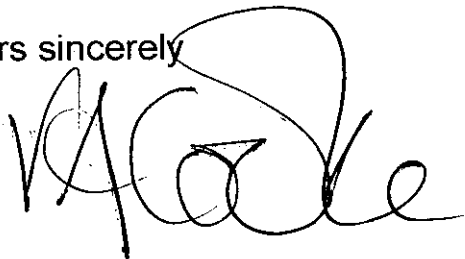
The increase in cars on a Friday and Saturday night will add to the noise and disturb residents living in close proximity to the pub. There is also a chance that people could risk drink driving on country lanes and even bring drugs in to the community.

The village needs to continue to enjoy a pub that meets the needs of its community. This being a focal point for friends, neighbours and relatives to meet at, where good drink and food is served.

The new management team and the brewery must take in to consideration what is best for the community it is part of, and must not be driven by greed; otherwise they are in danger of losing the village support they currently enjoy.

I trust that my comments are noted along with the views of other residents of Streatley when considering whether to grant a change to the licence at The Bull Pub.

Yours sincerely

A handwritten signature in black ink, appearing to read 'V Cooke'. The signature is written in a cursive style with a large loop at the top.

Mrs Verity Cooke



Chaseside  
Streatley Hill  
Streatley  
Berkshire RG8 9RD  
1<sup>st</sup> August 2012

The Senior Licensing Officer  
West Berkshire Council  
Council Offices  
Market Street  
Newbury  
RG14 5LD

Dear Sir / madam

I understand that permission has been sought to extend the opening hours of the Bull pub in Streatley to past midnight at the weekends. I would have some considerable concerns about this particularly with respect to noise as people leave the pub. We live directly beside Lardon Chase and it is already common enough for there to be noisy groups going up on to the Chase late at night after the pub shuts. Not only does this produce a significant noise nuisance but this is an area of outstanding natural beauty and scientific interest as you know and it is not improved by drunken revellers leaving litter. Streatley is also a small village that is full of families and the proposed increase in opening times is not a feature that will attract the local residents to the pub. The recent success of the new café Pierreponts in the village demonstrates quite clearly that if local need is met and local tastes catered for establishments can do extremely well without opening until midnight.

I would therefore like to express my deepest concern and objection to this proposal. It does not meet local need, it is likely to cause damage to an area of outstanding natural beauty and is unnecessary for the pub to do well financially.

Yours faithfully

Alice Freebairn



EH & L

- 6 AUG 2012

RECEIVED

# The Old Forge,  
Skeakley,  
Becks. R9895W.  
1/08/2012.

Dear Sir,

I am writing to object very  
strongly to the application of the  
Bill at Skeakley to extend its  
evening opening hours. I feel the  
present opening times are more  
than sufficient, and dread the  
increase in late-night drinkers and  
the resultant noise and disturbance  
in what is an extremely peaceful  
neighbourhood.

Yours sincerely,

L. Margaret Thorpe (Mrs).

Charlwood House  
High Street, Streatley-on-Thames, Reading, Berks, RG8 ~~9EX~~ 9JB  
Goring (01491) 873329

7th August, 2012

Dear Sir,

Re: The Bull at Streatley

I am writing to object to the application by The Bull to extend its evening opening hours from 11 pm to midnight on Fridays and Saturdays and from 10.30 to 11 pm on Sundays - plus 30 minutes drinking up time.

The present hours seem very reasonable, and more time for drinking will only result in an increased likelihood of noisy behaviour on leaving - and the additional possibility of drivers who will be over the limit.

Yours faithfully,

Patricia Hoare

(PATRICIA HOARE) - Mrs.

The Senior Licensing Officer  
West Berkshire Council  
Council Offices  
Market Street  
Newbury  
RG14 5LD



1, The Bull Meadow

Streatley

Berks

RG8 9QD

7 August 2012

Scanned

The Senior Licensing Officer

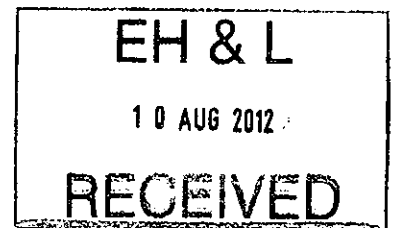
West Berkshire Council

Council Offices

Market Street

Newbury

RG14 5LD



Dear Sir/Madam,

I wish to comment on the proposal to allow The Bull at Streatley to extend its hours of opening from 11 pm to midnight on Fridays and Saturdays and from 10:30 pm to 11 pm on Sundays.

The Bull and the residents of Streatley have had, in the past, a good relationship and there have been few problems with late-night drinkers in relationship to noise, nuisance and discarded litter. Over the years, and particularly now under new management, the Bull has attracted many local residents, their families and guests. These people are looking for a middle-of-the-road, country pub with a bit of character. They do not want the atmosphere of a town or city late night pub.

I object to the proposals to extend the late night opening as I fear that it will attract drinkers from other areas who are only looking for a longer drinking time and are not concerned with maintaining the essential village character of the Bull. These new clients will have no interest or regard for the local area and the opportunities for nuisance and rowdiness will increase. We are lucky enough to live in an area which is relatively quiet and crime free, changing the nature of the Bull may undermine this state of affairs.

Yours faithfully

A C Iles

11 The Bull Meadow  
Streatley  
Berkshire  
RG8 9QD



Amanda Ward  
Licensing Officer  
Environmental Health & Licensing,  
Council Offices,  
Market Street,  
Newbury,  
Berkshire RG14 5LD

Dear Madam,

**Premises Licence – The Bull, Reading Road, Streatley**

I am writing to you to make a representation in respect of the above application made by Marston's plc. The application, as I understand it has 5 separate points, I wish to state my objection to Point 1 - To extend the terminal hour for the sale of alcohol on Fridays and Saturdays from 23:00 to 00:00 and Point 5 - To extend the terminal hour for the provision of late night refreshment on Fridays and Saturdays from 23.30 to 00.00.

My property immediately adjoins that of The Bull public house with the rear of my house less than 15 metres from the car park and beer garden. Our 3 bedrooms are located at the rear of the house and are occupied by ourselves and our 2 young children. I am concerned that noise from the now extensive beer garden will extend later into the evening and so will the noise of people saying their farewells, of car doors slamming and engines revving as the patrons leave the premises, well after midnight.

The pub is nestled into a residential area, which wasn't the case when it was built, when it was surrounded by commercial premises and fields. In the past 40 years all of those businesses have gone and the premises and fields have all been converted to housing. Opening hours that might be considered appropriate for a pub located in a town centre commercial district, or on a roadside in the countryside, are not appropriate in this situation.

I am happy with Point 4 of the application, to allow the consumption of alcohol within the garden boundary, but only in respect of the existing opening hours. I have no representation to make with regard to the other points in the application.

Yours faithfully,

Ian Helmschrott-Bowden



**THE OLD SCHOOL HOUSE  
HIGH STREET,  
STREATLEY,  
BERKS RG8 9JD**

**TELEPHONE 01491-873805**

14<sup>th</sup> August 2012

The Senior Licensing Officer,  
West Berkshire Council,  
Council Offices, Market Street,  
Newbury, Berks RG14 5LD

Dear Sirs,

We understand that the Bull Public House has applied for an extension of their evening opening hours from 11.00 pm to Midnight on Fridays and Saturdays and from 10.30 pm to 11.00 pm on Sundays.

Streatley is a quiet village, inhabited in the main by middle-aged couples and elderly people. There are very few people in their teens and 20s. There is no call from within the village for longer opening hours and the Bull is clearly looking to bring younger drinkers in from Reading and Wallingford. An extra hour's drinking will only make for rowdier behaviour when leaving and it is unreasonable to impose this on inhabitants in the vicinity, most particularly at the weekends.

As an inhabitant of Streatley High Street, which could be affected by later opening hours, my wife and I object to this application.

With kind regards,  
Yours sincerely

M.D. Seymour

EH & L

16 AUG 2012

RECEIVED

The Senior Licensing Officer,  
West Berkshire Council,  
Council Offices,  
Market Street,  
Newbury.  
RG14 5LD

1, Exeter Cottages  
The Coombe  
Streatley

RG8 9QX  
14<sup>th</sup> August 2012

Dear Sir/Madam,

**Re: Application by Marston's PLC to vary the Premises Licence for The Bull, Reading Road, Streatley.**

We wish to object very strongly to the above application for extended opening hours at The Bull pub. Not only will this potentially cause excessive noise and disturbance for the residents who live in close proximity to the pub, but we feel it will permanently change the rural nature of our village. The Bull is located in the centre of a rural village (in an AONB) and not in a town centre where there are many other pubs and clubs with late licences. The proposed changes, in particular opening late and selling alcohol and food from the garden which will be visible from the road and neighbouring gardens could have a detrimental impact on the nature of the village.

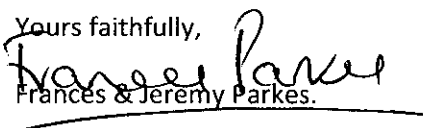
We have other concerns as well – many of the people frequenting the pub are from outside the village – the car park there is already virtually at capacity. Must we have yet more traffic coming through the village? There is no overflow car park available for increased numbers and therefore any cars are likely to be parked in neighbouring roads. While this could happen now at least the cars are likely to go before midnight and any noise associated with their occupants before then as well. This will not be the case if the hours are extended.

If the opening hours are extended so potentially will the alcohol consumption. There is no bus service in the evenings and on Sundays and no regular taxi service either.

We are delighted to see that The Bull is thriving under new management but feel that extending the opening hours and serving food and drink in the garden is not appropriate for the situation of this historic pub, or compatible with the village as a whole.

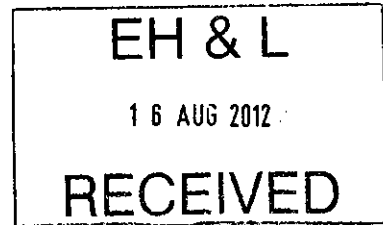
Thank you for your consideration,

Yours faithfully,

  
Frances & Jeremy Parkes.

Telephone: 01491 875430

Brenda McNulty  
2 Exeter Cottages  
The Coombe  
Streatley  
RG8 9QX



Tel 01491 873490 / 07921 257657

14<sup>th</sup> August 2012

To the Senior Licensing Officer, West Berkshire Council

Dear Sir/Madam,

I am writing with regards to the planning application by The Bull pub in Streatley, West Berkshire. I would like to object to the proposed longer opening hours on the following grounds;

1. No local demand. The pub is situated in a small village in an area of outstanding natural beauty, where I believe there is no local demand for this service. The area is made up of peaceful and natural surroundings, and the population of Streatley live here because of this. With Lardon Chase, The Holies and the new Streatley Meadows, we look to encourage visitors who appreciate the local nature such as families, ramblers and outdoor enthusiasts, and not late night drinkers. In essence I do not believe there is local demand for this. And do not wish the nature of our small country village to become changed by inviting outsiders with different interests to come drinking alcohol late in the evening and early morning. I also believe there would be a risk that our natural surroundings would be damaged by litter and noise late at night early in the morning.
2. Noise disturbance. I believe that with the large pub garden being situated at the bottom of a small valley, longer opening hours would create a severe noise disturbance late at night to those in our village and in particular to those living in neighbouring family homes and to residents of the Coombe. This would be from drinkers, music and possibly even tv screens.
3. Drink Drivers. There are no local taxi firms or public transport. I believe that by opening for longer hours there would be a huge risk of drink drivers leaving the pub to travel home. The Bull crossroads is already a significantly risky junction for pedestrians and drivers alike, as shown by the number of times there has been accidental damage to both the Bull pub building and the neighbouring property across. This risk would become greater with extended drinking hours.
4. Litter. With more alcohol being consumed, there will inevitably be more litter being strewn around the area as drinkers leave the pub to either drive or walk home. For example broken glass bottles and crisp packets. It is our young


families with young children and babies who are up early in the morning and out walking and cycling, who would be confronted with this risk.

It is my understanding that there have been various confusing official and non official notices put up, but no other local consultation has been considered. Indeed notices have been put up when many residents are away on holidays. The team at The Bull pub and the brewery have done a very good communication job of selling their existing service with a one and a half page spread in the latest edition of our local freely circulated magazine, the Goring Gap News. Yet they have made no mention of their plans to extend opening hours, which suggests they have not taken into consideration good consultation within Streatley. Furthermore it is my understanding that there may not be in place a licence to sell food and drink to be consumed in the garden at the moment, which I imagine should be the priority, and not applying for extended hours. As far as I am aware, the act of offering legislation for extended drinking hours was not put in place for small village pubs in local communities.

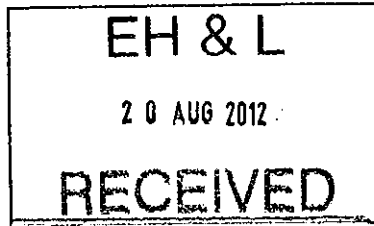
I look forward to your response in due course,

Yours faithfully

Brenda McNulty

A handwritten signature in cursive script, appearing to read 'B. McNulty', written in black ink.





7 Woodfield Cottages  
Streatley Hill  
Streatley on Thames  
West Berkshire  
RG8 9PP

Tel: 01491 871459  
Email: [mi.wallace@onetel.net](mailto:mi.wallace@onetel.net)

16 August, 2012

The Senior Licensing Officer  
West Berkshire Council  
Council Offices  
Market Street  
Newbury RG14 5LD

Dear Madam/Sir,

**The Bull at Streatley: Application to extend Licensing Hours**

I understand that Marston Breweries' application to extend licensing hours at the Bull Inn at Streatley is still under consideration. I wish to object on the grounds that the proposed change is likely to lead to excessive noise and general disturbance late at night in this very quiet and peaceful neighbourhood.

A number of young families have expressed great concern about this potential disturbance and I am keen to lend them my support. As an older member of the community I greatly value the peace and calm that is enjoyed in this village and hope that it will be maintained in future.

Yours faithfully,

~~Ian Wallace~~



Mr & Mrs D. P. Hale  
Hawthorne Cottage  
Rectory Road  
Streatley  
Berkshire  
RG8 9LE

20<sup>th</sup> August 2012

Dear Licensing Authority,

We wish to object to the increased licensing hours being requested by The Bull public house in Streatley. We believe that this will create excessive noise disturbance to the families who live within close proximity to the pub and severely disrupt the sleep of many young children.

Please do not approve this move. Our village is a delightfully quiet place to live and should remain so. We do not believe that anyone requires the extra opening hours except the Brewery.

Yours truly,

Mia Hale

The Senior Licensing Officer,  
West Berkshire Council,  
Council Offices,  
Market Street,  
Newbury.  
RG14 5LD



Oakridge House  
Rectory Road  
Streatley  
RG8 9QA

16<sup>th</sup> August 2012

Dear Sir/Madam,

**Re: Application by Marston's PLC to vary the Premises Licence for The Bull, Reading Road, Streatley**

Whilst it is undoubtedly good news that business has improved as a result of the new management at The Bull in Streatley we are very concerned to learn that there has been an application for later opening hours and want to register our objection to this application.

We lived in Hill Gardens, Streatley, for 15 years and know how badly affected the Bull Meadow and Hill Gardens residents are when The Bull garden, and especially the car park, are busy. Whilst noise is to be expected during normal opening hours an extension to these hours would adversely affect many living in the adjacent area.

Parking has always been a major issue in Streatley as there is very little street parking available and any overspill from the Bull would inevitably cause further problems.

We are strong supporters of all local enterprise but do object to this application on the basis that it would alter the current nature of the village and cause unnecessary disturbance.

Thank you for your consideration,

Yours faithfully,

Karen and Mark Kibble

Telephone: 01491 873121



Laburnum House  
Reading Road  
Streatley - on -Thames  
Berkshire RG8 9JJ  
Tel: (01491) 872062

31 July 2012

The Senior Licensing Officer  
West Berkshire Council  
Council Offices  
Market Street  
Newbury  
RG14 5LD

Dear Sir/Madam

The Bull Public House - Streatley

I write with reference to the application dated the 19 July 2012 by Marston's PLC to extend its evening opening hours from 11.00pm to midnight on Fridays and Saturdays and from 10.30pm until 11.00 pm on Sundays plus 30 minutes drinking up time.

My wife and I are longtime residents of Streatley and enjoy with others a peaceful and relatively crime free neighbourhood. Moreover, we are situated along the Reading Road some seventy five yards from the Bull and adjoining the Youth Hostel.

We feel that permitted extensions to the opening hours may well increase the number of late-night drinkers leading at times to an unwelcome disturbance when the majority of residents are wishing to have a restful night.

We therefore object strongly to the application and ask that it be refused.

Yours faithfully

*Ian Cleveland*  
Ian Cleveland