

Notice of Meeting

Licensing Sub-Committee



Scan here to access the public documents for this meeting

Monday, 18th May, 2020 at 10.00 am

This meeting will be held in a virtual format in accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panels Meetings) (England and Wales) Regulations 2020 (“the Regulations”).

Details of how to access this meeting will be published shortly.

Note: The Council will be live streaming its meetings. If you object to your image being shown please use audio functionality only.

You can view all streamed Council meetings here:
<https://www.westberks.gov.uk/councilmeetingslive>

Any parties that have submitted a response to this application and wish to speak at the meeting must contact Moira Fraser on moira.fraser@westberks.gov.uk by 12 noon on the 12 May 2020.

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: Friday, 8 May 2020

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 Moira Fraser.

Further information and Minutes are also available on the Council's website at www.westberks.gov.uk



WestBerkshire
C O U N C I L

To: Councillors Adrian Abbs, Graham Bridgman and James Cole

Substitute: Councillor Tony Linden

Agenda

Part I

Page No.

1 **Declarations of Interest**

To receive any declarations of interest from Members.

2 **Schedule of Licensing Applications**

(1) **Application No. 20/00133/LQN - Pinchington Hall, Crookham Hill, Crookham Common, RG19 8DQ**

3 - 132

Proposal: Application for a Premise Licence

Location: Pinchington Hall, Crookham Hill, Crookham Common, RG19 8DQ

Applicant: Linda Beechey-Smith

Sarah Clarke

Service Director: Strategy and Governance

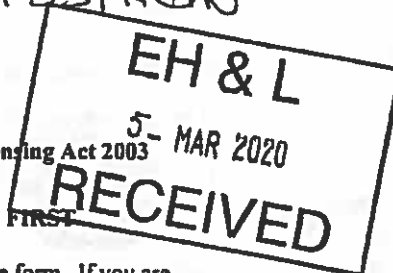
If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.



West Berkshire
C O U N C I L

R/N 224300200419
£635.00

22/03/2020



Application for a premises licence to be granted 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/We Linda Beechey-Smith

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 - Premises details

Postal address of premises or, if none, ordnance survey map reference or description			
Pinchington Hall Crookham Hill Crookham Common			
Post town	Thatcham	Postcode	RG19 8DQ
Telephone number at premises (if any)		07810563288	
Non-domestic rateable value of premises		Council Tax band G	

Part 2 - Applicant details

Please state whether you are applying for a premises licence as Please tick as appropriate


- | | | |
|--|-------------------------------------|-----------------------------|
| a) an individual or individuals * | <input checked="" type="checkbox"/> | please complete section (A) |
| b) a person other than an individual * | | |
| i as a limited company/limited liability partnership | <input type="checkbox"/> | please complete section (B) |
| ii as a partnership (other than limited liability) | <input type="checkbox"/> | please complete section (B) |
| iii as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) a charity | <input type="checkbox"/> | please complete section (B) |

- e) the proprietor of an educational establishment ☐ please complete section (B)
- f) a health service body ☐ please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales ☐ please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England ☐ please complete section (B)
- h) the chief officer of police of a police force in England and Wales ☐ please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or ☒
- I am making the application pursuant to a
- statutory function or ☐
- a function discharged by virtue of Her Majesty's prerogative ☐

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input checked="" type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev) <input type="checkbox"/>
Surname Beechey-Smith		First names Linda Joyce		
Date of birth				
Nationality				
Current residence address if different from premises address				
Post town				
Daytime contact number				
E-mail address (optional)				
Where applicant is working (see note 15 for information)	work use see			
Copy of passport attached				

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over <input type="checkbox"/> Please tick yes			
Nationality					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name
Address
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association etc.)

Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
2	0	03 20 20

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

Pinchington Hall is a large newly renovated manor house set in private grounds. The hall has several large rooms suitable for social and business functions including civil weddings, corporate function and meetings, small music event both indoors and in the grounds. Art exhibitions, private parties, open air cinema, product launches and TV and film shoots. The hall also has six bedroom and five bathrooms and separate cloakroom facilities. Alcohol would be provided and consumed in the main sitting rooms on the ground floor and the lower ground floor in the cinema room and games room

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- | | |
|---|-------------------------------------|
| a) plays (if ticking yes, fill in box A) | <input type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | <input checked="" type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C) | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | <input checked="" type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F) | <input checked="" type="checkbox"/> |
| g) performances of dance (if ticking yes, fill in box G) | <input type="checkbox"/> |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | <input type="checkbox"/> |

☒☒

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
Thur					
Fri			<u>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</u> (please read guidance note 6)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon	11.00	23.00			
Tue	11.00	23.00			
Wed	11.00	23.00			
			State any seasonal variations for the exhibition of films (please read guidance note 5) This would be weather dependant		
Thur	11.00	23.00			
Fri	11.00	23.00			
			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 (please read guidance note 6)		
Sat	11.00	23.00			
Sun	11.00	23.00			

C

Indoor sporting events Standard days and timings (please read guidance note 7)			Please give further details (please read guidance note 4) Not Applicable as no indoor sporting events
Day	Start	Finish	
Mon			
Tue			State any seasonal variations for indoor sporting events (please read guidance note 5)
Wed			
Thur			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 (please read guidance note 6)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)</u>	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here (please read guidance note 4)</u>		
Mon					
Tue					
			<u>State any seasonal variations for boxing or wrestling entertainment (please read guidance note 5)</u>		
Wed					
Thur					
			<u>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 (please read guidance note 6)</u>		
Fri					
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon	11.00	23.00			
Tue	11.00	23.00			
Wed	11.00	23.00	State any seasonal variations for the performance of live music (please read guidance note 5)		
Thur	11.00	23.00			
Fri	11.00	02.00	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 (please read guidance note 6)		
Sat	11.00	02.00			
Sun	12.00	00.00			

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 3)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)			
Mon	11.00	23.00				
Tue	11.00	23.00				
Wed	11.00	23.00				
			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)			
Thur	11.00	23.00				
Fri	11.00	02.00				
			<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)			
Sat	11.00	02.00				
Sun	12.00	00.00				

G.

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)</u>	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here (please read guidance note 4)</u>		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5)</u>		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 6)</u>		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue					
			State any seasonal variations for the provision of late night refreshment (please read guidance note 5)		
Wed					
Thur	23.00	00.00			
			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 (please read guidance note 6)		
Fri	23.00	02.00			
Sat	23.00	02.00			
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input checked="" type="checkbox"/>			
				Off the premises	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)					
Mon	11.00	23.00						
Tue	11.00	23.00						
Wed	11.00	23.00						
Thur	11.00	23.00	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 (please read guidance note 6)					
Fri	11.00	02.00	For some pre-booked events eg weddings the finish time to be extended by one hour To permit the sale of alcohol 24 hours daily to residents and bona fide guests of the hotel					
Sat	11.00	02.00						
Sun	11.00	00.00						

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name Linda Beechey-Smith
<div style="background-color: black; width: 100%; height: 100%;"></div>

K

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 9).

No Gaming Machines

Age appropriate films only

No adult entertainment of a sexual nature would be permitted

L

Hours premises are open to the public
Standard days and timings (please read guidance note 7)

Day	Start	Finish
Mon	06:00	23:30
Tue	06:00	23:30
Wed	06:00	23:30
Thur	06:00	23:30
Fri	06:00	02:30
Sat	06:00	02:30
Sun	06:00	00:30

State any seasonal variations (please read guidance note 5)

The property will only be open for private functions or hire

Non standard timings. Where you intend 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 6)

For some pre-booked events eg weddings the finish time to be extended by one hour

The premises shall remain open 24 hours a day for hotel residents and their bona fide guests

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

Our events will be invitation and paid tickets only and limited numbers

b) The prevention of crime and disorder

Where necessary we will employ the services of qualified door supervisors
Look to install CCTV
We will maintain an incident book to record any occurrences of disturbance and refusal to serve alcohol to attendees
No Person will be allowed entry with bottles, glasses to or from the premises

c) Public safety

We will check the building prior to event and ensure all staff are fully conversant with fire and safety regulations
We will operate either a clicker or ticket system to regulate entry
Appropriate signage for entrances and exits,
We will provide a ramp for disabled entrance and suitable toilet/changing facilities for all age groups
Drinking water will be provided at all times
Taxi numbers will be displayed plus all emergency numbers
All electrical items will be PAC tested and all fire and safety equipment checked regularly
Plus full staff training on the operation of fire equipment
Fully equipped First Aid box onsite and trained first aiders

d) The prevention of public nuisance

The events will be monitored by a staff member at all times, and sound levels checked
Notices will be displayed to request that guest depart the area in a quiet and orderly manor
The area will be well maintained and all litter removed
Appropriate glasses will be used for outside drinking
Proof of age ID will be required and this will be a photo driving licence or passport

e) The protection of children from harm

We are adopting the Challenge 25 policy

We will not allow films or performances where there is nudity or semi-nudity unsuitable for restricted age groups.

Gaming machines, if any, would be in a no access area for minors

Language will be monitored for offence during any live performance and generally throughout all events

Only plastic glasses or bottles permitted in any children's designated play area

Proof of ID will be required for the sale of alcohol, passport or driving licence

Signage will be displayed prominently to advise age restrictions

Checklist:

Please tick to indicate agreement


- I have made or enclosed payment of the fee. ☒
- I have enclosed the plan of the premises. ☒
- I have sent copies of this application and the plan to responsible authorities and others where applicable. ☒
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable. ☒
- I understand that I must now advertise my application. ☒
- I understand that if I do not comply with the above requirements my application will be rejected. ☒
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15). ☒

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 12). If signing on behalf of the applicant, please state in what capacity.

Declaration	<ul style="list-style-type: none"> [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	04/03/2020
Capacity	

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

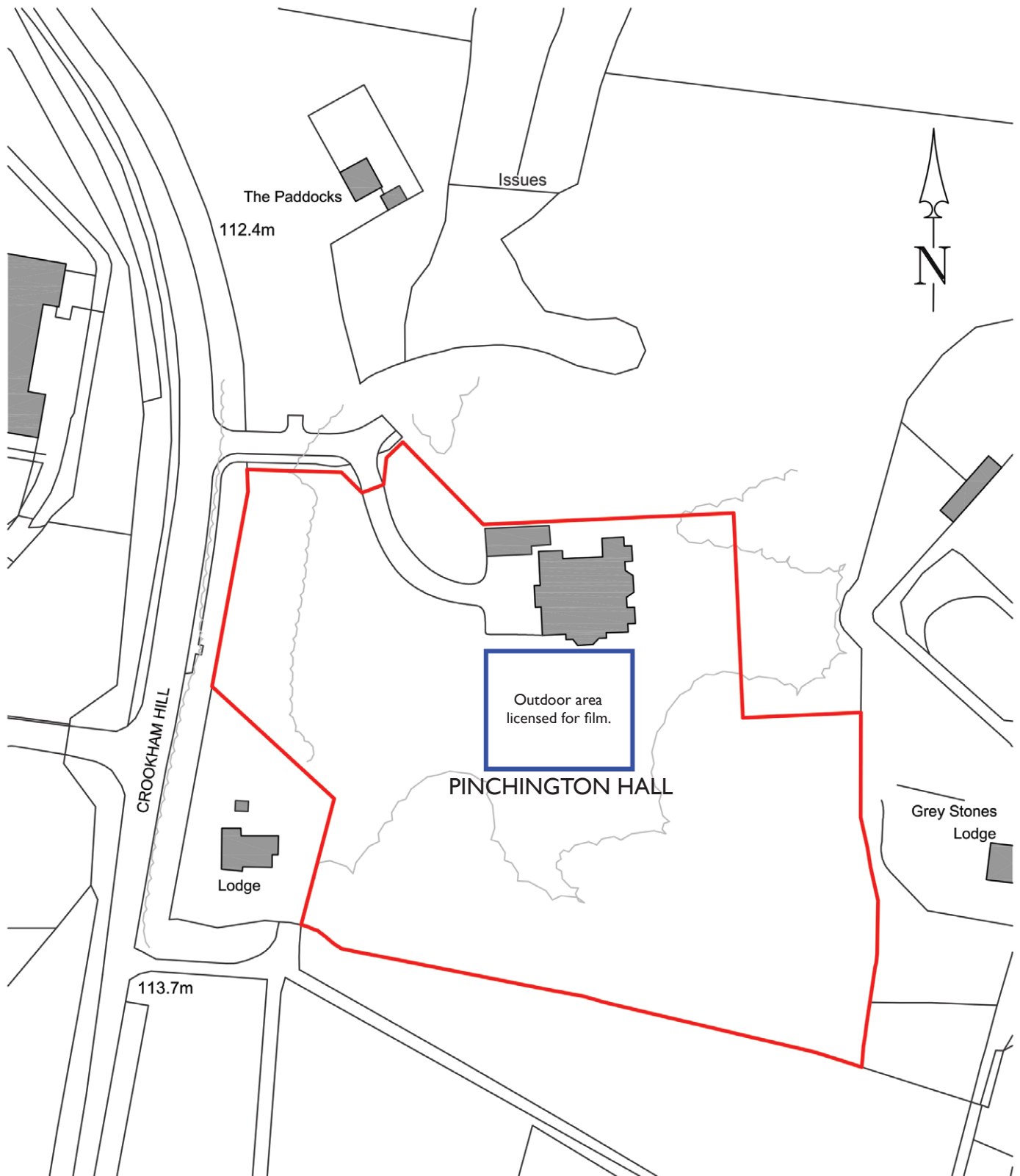
Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

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. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23:00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08:00 and 23:00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08:00 and 23:00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08:00 and 23:00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08:00 and 23:00 on any day, on any premises.
 - a performance of amplified live music between 08:00 and 23:00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08:00 and 23:00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08:00 and 23:00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08:00 and 23:00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08:00 and 23:00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08:00 and 23:00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08:00 and 23:00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant

PINCHINGTON HALL, CROOKHAM HILL, THATCHAM, RG19 8DQ SITE PLAN

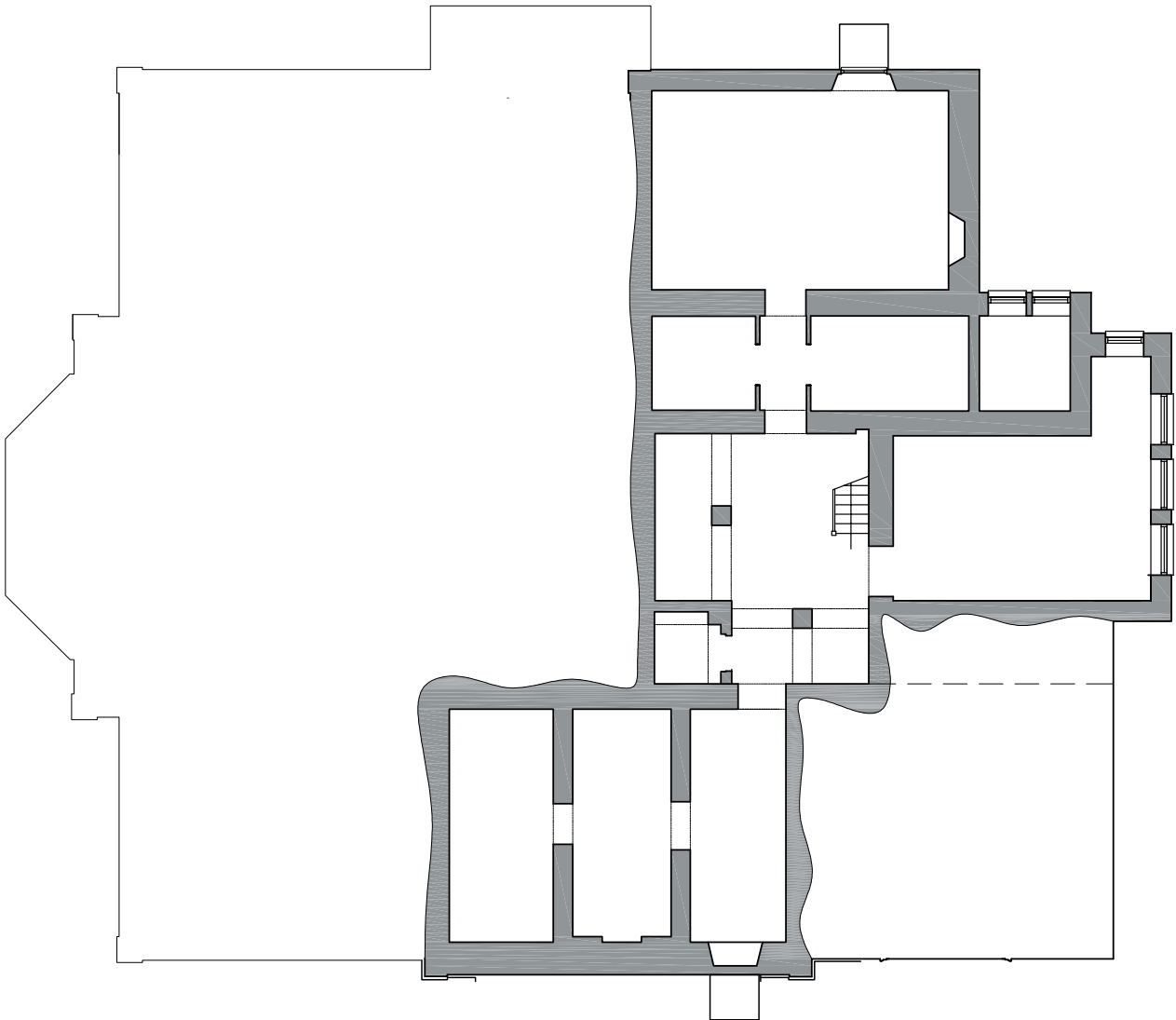


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omissions or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

PINCHINGTON HALL, CROOKHAM HILL, THATCHAM, RG19 8DQ

ALL AREAS TO BE LICENSED



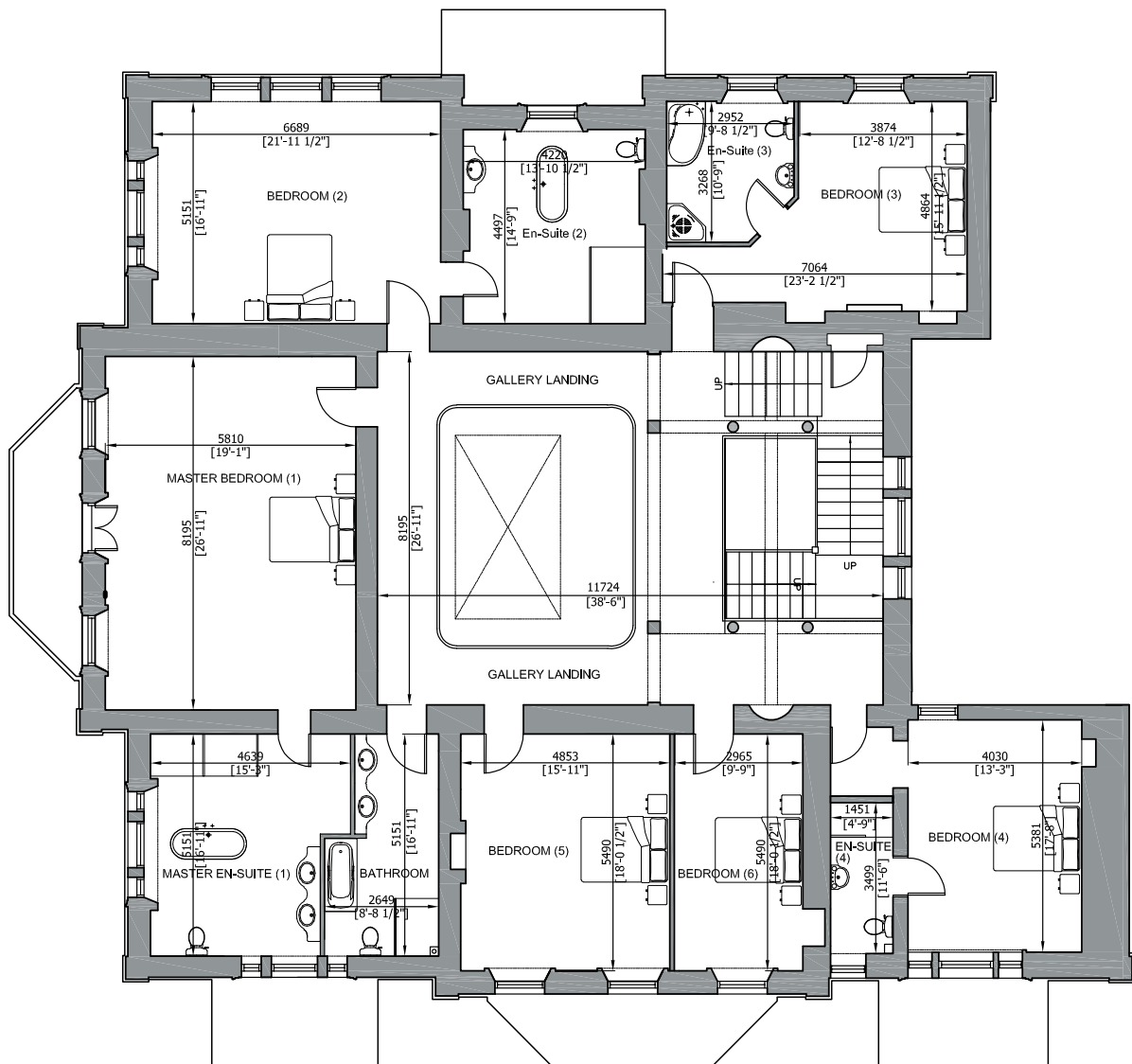
BASEMENT PLAN

Gross internal area 169 sq m - 1819 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omissions or mis-statement.
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PINCHINGTON HALL, CROOKHAM HILL, THATCHAM, RG19 8DQ

ALL AREAS TO BE LICENSED



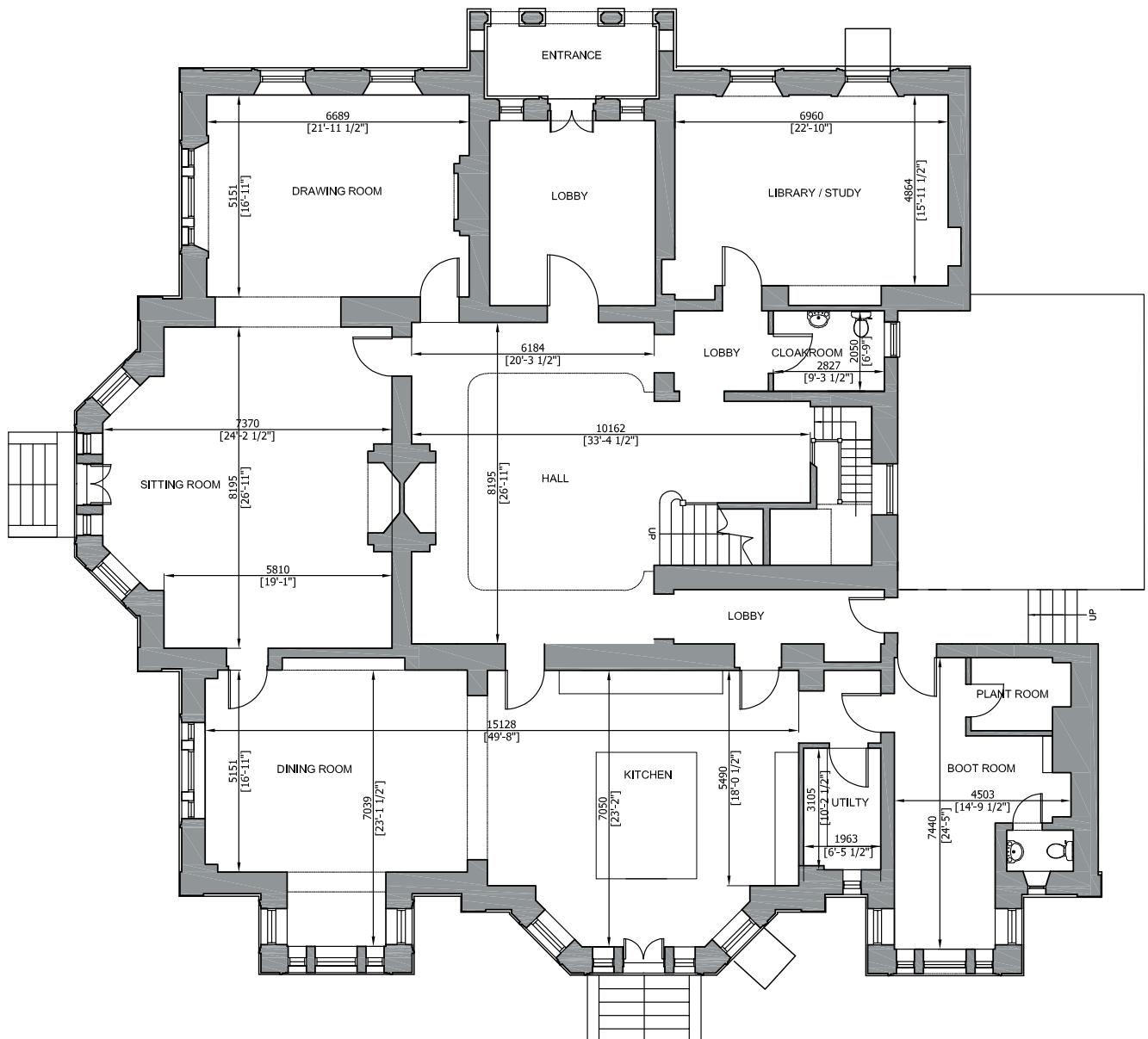
FIRST FLOOR PLAN

Gross internal area 378 sq m - 4068 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omissions or mis-statement.
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PINCHINGTON HALL, CROOKHAM HILL, THATCHAM, RG19 8DQ

ALL AREAS TO BE LICENSED



GROUND FLOOR PLAN

Gross internal area 406 sq m - 4370 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omissions or mis-statement.
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Amanda Ward

From: Mel Taylor <Mel.Taylor@westberks.gov.uk>
Sent: 01 April 2020 12:20
To: Licensing
Subject: RE: New Premises Licence for Pinchington Hall, Crookham Hill, Crookham Common, Thatcham, RG19 8DQ
Attachments: 20 00133 LQN - Pinchington Hall.pdf

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Good afternoon

Please find attached Thatcham Town Council's response to the below licence application.

If possible, please could I be notified of the decision when this application has been determined please, thank you.

Kind Regards

Mel

Mel Taylor (Ms.)
Town Clerk
(formerly Mel Alexander)



Thatcham Town Council
Brownsfield Road, Thatcham, RG18 3HF
T: 01635 863592 M: 07503 634761
W: www.thatchamtowncouncil.gov.uk
E: enquiries@thatchamtowncouncil.gov.uk



ThatchamTC

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From: Cheryl Lambert <Cheryl.Lambert@westberks.gov.uk>

Sent: 06 March 2020 13:11

Subject: New Premises Licence for Pinchington Hall, Crookham Hill, Crookham Common, Thatcham, RG19 8DQ

Good Afternoon

Pinchington Hall

We are in receipt of an application for a premises licence to be granted under the Licensing Act 2003. Details of the application:

Ref No: 20/00133/LQN

Name of Applicants: **Mrs Linda Joyce Beechey-Smith (personal licence to be applied for)**

Address of Premise: **Crookham Hill, Crookham Common, Thatcham, RG19 8DQ**

Proposal: **New Premises Licence**

Licensable activities: **Films - Monday to Friday 11:00 to 23:00**
Live & Recorded Music - Monday to Thursday 11:00 to 23:00, Friday & Saturday 11:00 to 02:00, Sunday 12:00 to 00:00
Late Night Refreshment – Thursday 23:00 to 00:00, Saturday 23:00 to 02:00
Supply of Alcohol - Monday to Thursday 11:00 to 23:00, Friday & Saturday 11:00 to 02:00, Sunday 11:00 to 00:00

Anyone likely to be affected by the application or a responsible authority may make representations by **02/04/2020** to licensing@westberks.gov.uk

Kind Regards

Cheryl Lambert
Technical Officer - Licensing

Public Protection Partnership

A shared service provided by Bracknell Forest Council, West Berkshire District Council and Wokingham Borough Council.

Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD
01635 519 184 | Ext 2184 | cheryl.lambert@westberks.gov.uk



web: www.publicprotectionpartnership.org.uk
facebook: [@publicprotectionpartnershipuk](https://www.facebook.com/publicprotectionpartnershipuk)
twitter: [@PublicPP_UK](https://twitter.com/PublicPP_UK)

**Public Protection
Partnership**

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LICENSING ACT 2003

Representations

Details of the representee:

Name Thatcham Town Council
Address Council Offices, Brownsfield Road, Thatcham
Postcode RG18 3HF
Telephone Number
Email address

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number 20/00133/LQN
Name of Premises Pinchington Hall
Premises Address Crookham Hill, Crookham Common, Thatcham
Postcode RG19 8DQ

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:

Public Safety:

Lack of car parking provision at venue to support the proposed licensable activity.

[It is noted that the venue currently has permission for residential or offices, not the proposed activity detailed in this license application. Thatcham Town Council would not support a planning application for change of use to the proposed licensable activity]

The Prevention of Public Nuisance:

Noise pollution in a rural setting with residential properties and a medium-secure hospital in close proximity.

Detrimental impact on the environment and wildlife from unsociable noise from proposed licensable activity and proposed operating hours.

The Protection of Children from Harm:

Signed:.....

Thatcham Town Council, Town Clerk

Date: 1st April 2020

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD

MEMORANDUM

To:	Licensing	Our Ref:	20/00133/LQN
From:	Environmental Health	Your Ref:	
Extn:		Date:	2/4/2020

Representation for Application 20/00133/LQN Pinchington Hall, Crookham Hill, Crookham Common, RG19 8DQ

My name is Kate Powell. I am employed by the Public Protection Partnership as an Environmental Health Officer within the Compliance and Enforcement team.

Environmental Health are a responsible authority in the application of a new Premises Licence and a representation can be made under the licensing objective "The Prevention of Public Nuisance".

The Applicant has applied for the following activities:

- Films indoors and outdoors until 11:00 pm 7 days
- Live music indoors and outdoors until 11:00 pm Mon-Thurs, 2:00 am Fri-Sat and Midnight Sunday
- Recorded music indoors and outdoors until 11:00 pm Mon-Thurs, 2:00 am Fri-Sat and Midnight Sunday

From the plans it appears that there are residential properties adjacent which could potentially be affected by noise from the licensable activities therefore I would like to make a representation against the application.

There is very little information included in the application regarding how the applicant intends to manage noise from the activities on site. I would expect a noise management plan to be submitted as part of the application setting out how noise from all aspects of the business will be controlled so as not to cause disturbance to neighbouring residents.

I am particularly concerned about the outdoor live and recorded music until 2:00 am as I anticipate that noise complaints will be received as music, particularly bass frequencies, can travel some distance and will be especially intrusive in the quiet of night. Entertainment noise should be kept to a reasonable level at all times and should not be audible inside residential properties after 11:00 pm.

I would also suggest that external windows and doors to rooms where licensable activities are taking place inside the building should be kept closed whenever the entertainment is taking place so as to avoid disturbance to neighbours.

Regarding the outdoor cinema events, Environmental Health do receive complaints about outdoor cinema events and I am concerned that this could also give rise to unreasonable noise levels if not properly set up and managed. The set up and management of the outdoor cinema events should be included in the noise management plan.

I am of the opinion that a limit should be put on the number of outdoor cinema and music events and that they should not continue past 11:00 pm so that disturbance to neighbours is minimised.

I am also of the opinion that there should be communication with residents regarding any outdoor events and how the applicant intends to do this should be set out in the noise management plan.

There is therefore the likelihood of public nuisance and Environmental Health object to this Premises Licence application.

Amanda Ward

From: Clarke Gary <[REDACTED]>
Sent: 23 March 2020 15:08
To: Licensing
Cc: Licensing
Subject: TVP Application Response - Premises Licence for Pinchington Hall, Crookham Hill, Thatcham, RG198DQ: NO OBJECTION
Attachments: 20-03-13 Proposed Conditions.docx

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

On 05/03/2020, we received a Premises Licence application relating to Pinchington Hall, Crookham Hill, Thatcham, RG198DQ

=====
Residential Event/conference/wedding centre
=====

Based on the supplied information, the Thames Valley Police response is: *** NO OBJECTION ***

The applicant has agreed to the attached conditions proposed by Thames Valley Police.

Thanks

Gary Clarke [REDACTED]
Licensing Officer
Bracknell, Wokingham and West Berkshire
[REDACTED]



Thames Valley Police currently use the Microsoft Office 2013 suite of applications. Please be aware of this if you intend to include an attachment with your email. This communication contains information which is confidential and may also be privileged. Any views or opinions expressed are those of the originator and not necessarily those of Thames Valley Police. It is for the exclusive use of the addressee(s). If you are not the intended recipient(s) please note that any form of distribution, copying or use of this communication or the information in it is strictly prohibited and may be unlawful. If you have received this communication in error please forward a copy to: informationsecurity@thamesvalley.pnn.police.uk and to the sender. Please then delete the e-mail and destroy any copies of it. Thank you.

Proposed Conditions for Pinchington Hall Crookham Hill.

. CCTV

The premises licence holder shall ensure the premises' digitally recorded CCTV Cameras, shall continually record whilst the premises are open to the public and recordings shall be kept for a minimum of 31 days. The entire licensable area shall be covered by the CCTV, with at least one camera positioned at each entry and exit point to monitor any external areas to the premises. This includes any areas designated for tables and chairs or a designated smoking area.

Data recordings shall be made available to an authorised officer of Thames Valley Police or West Berkshire Borough Council together with facilities for viewing upon request. Recorded images shall be of such quality as to be able to identify the recorded person in any light.

Signs shall be placed in prominent positions on the premises notifying customers that CCTV is in operation.

DOOR SUPERVISORS

The requirement for door supervisors to be employed shall be risk assessed, whenever any regulated entertainment is to be provided beyond 23:00. A written risk assessment shall be carried out by the DPS or nominated representative and produced upon request to authorised officers of West Berkshire Borough Council and Thames Valley Police upon request.

Whilst on duty Door Supervisors shall be clearly identifiable and display Hi-Vis Personalised armbands containing their SIA badge.

When employed, a register of Door Supervisors shall be kept. The register must include the following details:

Full SIA registration number.

Date and time that the Door Supervisor commenced duty, countersigned by the Designated Premises Supervisor or Duty Manager.

Date and time that the Door Supervisor finished work, countersigned by the Designated Premises Supervisor or Duty Manager.

Any occurrence or incident of interest involving crime & disorder or public safety must be recorded giving names of the Door Supervisor involved.

The Door Supervisor register shall be kept at the premises and be available for inspection by an authorised officer of Thames Valley Police, or an authorised officer from West Berkshire Borough Council and shall be retained for a period of six months.

INCIDENT AND REFUSALS REGISTER

All incidents which impact on any of the four licensing objectives shall be recorded in a register kept at the premises for this purpose. The names of the person recording the incident and those members of staff who deal with any incident shall also be recorded. Where known, any offenders name shall also be recorded.

This record shall be available for inspection by a Police Officer or an Authorised officer of West Berkshire Borough Council upon request and shall be retained for one year. The record shall be signed off by the DPS or nominated Representative, at the end of each trading session.

A weekly review of the incident register shall also be carried out by the DPS.

STAFF TRAINING

Staff employed to sell alcohol shall undergo training upon induction. This shall include, but not be limited to:

- The premises age verification policy
- The law relating to underage sales
- Dealing with refusal of sales
- Proxy purchasing
- Recognising valid identity documents not in the English language
- Identifying attempts by intoxicated persons to purchase alcohol
- Identifying signs of intoxication
- Conflict management
- How to identify and safeguard vulnerable persons who attend and leave the premises
- Identifying signs of drug usage and prevention
- The four licensing objectives

Such training sessions are to be documented and refreshed every six months. Records of training shall be kept for a minimum of one year and be made available to an authorised officer of Thames Valley Police and West Berkshire Borough Council upon request.

AGE VERIFICATION

The premises shall at all times operate an age verification policy of Challenge 25 to prevent any customers who appear to staff members to be under the age of 25 years from purchasing alcohol without having first provided identification.

Only a valid driver's licence showing a photograph of the person, a valid passport, national identity card or proof of age card showing the "PASS" hologram are to be accepted as identification.

Notices advertising the Challenge 25 and proof of age policies shall be displayed in prominent positions on the premises.

NOISE EMANATION

The licensee or nominated representative shall ensure that no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to undue disturbance to local residents or local businesses. After 23:00 all windows will be closed and doors shall only be opened to allow people to either enter or leave the building.

EXIT NOTICES FOR CUSTOMERS AND DISPERSAL

Clearly legible and suitable notices shall be displayed at all exits requesting customers to respect the needs of local residents and to leave the premises and area quietly.

After 23:00hrs staff shall be available to ensure that customers disperse quietly.

SEARCH POLICY

An active search policy shall be put in place to prevent illegal drugs and weapons being brought on to the premises. The policy shall include, but not be limited to, methods of search, detection, confiscation and disposal and shall be actively operated. The policy shall be in written format and made available upon request to an authorised officer of West Berkshire Borough Council and Thames Valley Police.

DISPERSAL POLICY

A closure and dispersal policy for controlling the closing of the premises and the departure of customers from the premises at the conclusion of licensed activities shall be put in place and shall be actively operated. At the end of licensable activities, staff, including door staff, shall be available to disperse customers away from the premises in line with the dispersal policy.

The policy shall be in written format and made available upon request to an authorised officer of West Berkshire Borough Council and Thames Valley Police.

LICENSABLE ACTIVITIES

Films:

Mon-Sat 11:00-23:00, Sunday 11:00-22:00

Live Music: Mon-Thur 11:00-23:00 Fri-Sat 11:00-02:00, Sun 12:00-22:00
Recorded Music: Mon-Thur 11:00-23:00 Fri-Sat 11:00-02:00 Sun 12:00-22:00
Supply of Alcohol: Mon-Thur 11:00-23:00 Fri-Sat 11:00-02:00 Sun 12:00-22:00
Late Night Entertainment: Thur 23:00-00:00 Fri-Sat 23:00-02:00
Opening Hours: Mon-Thur 06:00-23:30 Fri-Sat 06:00-02:30 Sun 06:00-22:30

Any licensable activity conducted outdoors will cease at 23:00 with the exception of Late Night Refreshment.

Sale of Alcohol to residents of the venue is permitted at all times.

All bookings and events which include Licensable Activities, will be pre booked, with at least 14 days notice being given.

Amanda Ward

From: [REDACTED]
Sent: 01 April 2020 08:44
To: Cheryl Lambert
Subject: RE: PLEASE RESPOND TO MY EMAIL URGENTLY

This is an **EXTERNAL EMAIL**. **STOP. THINK** before you **CLICK** links or **OPEN** attachments.

Good morning Cheryl,

Further to my email I sent yesterday, I wish to reconfirm that we accept the attached conditions.

Kind Regards,

Greg Reznak
Sales & Marketing Manager

Phoenix Serviced Apartments
[REDACTED]



From: Cheryl Lambert <Cheryl.Lambert@westberks.gov.uk>
Sent: 31 March 2020 12:49
To: [REDACTED]
Subject: PLEASE RESPOND TO MY EMAIL URGENTLY
Importance: High

Hi

I sent you the email below on 24/03/2020 but have had no response. I need you to confirm that you have accepted the attached conditions.

PLEASE RESPOND WITHOUT DELAY

Kind Regards

Cheryl Lambert
Technical Officer - Licensing

Public Protection Partnership

A shared service provided by Bracknell Forest Council, West Berkshire District Council and Wokingham Borough Council.

Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD
01635 519 184 | Ext 2184 | cheryl.lambert@westberks.gov.uk

web: www.publicprotectionpartnership.co.uk
facebook: [@publicprotectionpartnership](https://www.facebook.com/publicprotectionpartnership)
twitter: [@PublicPP_UK](https://twitter.com/PublicPP_UK)

**Public Protection
Partnership**

From: Licensing

Sent: 24 March 2020 09:04

To: [REDACTED]

Subject: FW: TVP Application Response - Premises Licence for Pinchington Hall, Crookham Hill, Thatcham, RG198DQ: NO OBJECTION

Hi Greg

Please confirm that you have accepted the attached conditions with Thames Valley Police.

Kind Regards

Cheryl Lambert
Technical Officer - Licensing

Public Protection Partnership

A shared service provided by Bracknell Forest Council, West Berkshire District Council and Wokingham Borough Council.

Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD
01635 519 184 | Ext 2184 | cheryl.lambert@westberks.gov.uk

web: www.publicprotectionpartnership.co.uk
facebook: [@publicprotectionpartnership](https://www.facebook.com/publicprotectionpartnership)
twitter: [@PublicPP_UK](https://twitter.com/PublicPP_UK)

**Public Protection
Partnership**

From: Clarke Gary [mailto:[REDACTED]]

Sent: 23 March 2020 15:08

To: Licensing <Licensing@westberks.gov.uk>

Cc: Licensing <Licensing@thamesvalley.pnn.police.uk>

Subject: TVP Application Response - Premises Licence for Pinchington Hall, Crookham Hill, Thatcham, RG198DQ: NO OBJECTION

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

On 05/03/2020, we received a Premises Licence application relating to Pinchington Hall,
Crookham Hill, Thatcham, RG198DQ

=====
Residential Event/conference/wedding centre
=====

Based on the supplied information, the Thames Valley Police response is: *** NO OBJECTION ***

The applicant has agreed to the attached conditions proposed by Thames Valley Police.

Thanks

Gary Clarke [REDACTED]
Licensing Officer
Bracknell, Wokingham and West Berkshire
[REDACTED]



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Amanda Ward

From: Simon Ryder-Smith [\mailto:

Sent: 15 March 2020 15:19

To: Licensing <Licensing@westberks.gov.uk>

Cc: Debbie

Helen

Subject: Re Pinchington Hall application for a premises license under the Licensing Act 2003

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

We strongly oppose this application for a premises license, on the grounds of the intolerable nuisance that would be caused by loud music being played well into the night.

We live in Laundry Cottages, Crookham Common Road, RG19 8BR, less than 500 metres from the proposed music site, and we would be subjected to distressing levels of sound keeping us awake at night.

Granting this application would also significantly change the character of the area from its current residential and recreational nature to become a crowd attracting centre of entertainment.

Helen and Simon Ryder-Smith

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Avery

A Licensing Application (20/00133/LQN) has gone in for Pinchington Hall (the old Crookham manor house opposite Thornford Park)

This Application will allow music inside & outside the venue & the sale of alcohol from these times:

Mon-Thurs 11.00 am to 11.00 pm

Fri/Sat 11.00 am to 2.00 am (in the morning)

Sun 11.00 am to midnight

The venue will be offered for wedding receptions, private parties etc. It is likely that noise (music especially but also fireworks/general hubbub) from the venue will be heard for several miles around which will make sleeping very difficult for all local residents. It is likely that peak use will be weekends & Summer time.

Noise will be a problem for the 120 patients at the psychiatric hospital Thornford Park.

Noise will also disturb wildlife (Nightjars etc) on Greenham & Crookham Commons too.

In addition, there will be traffic issues. If 100 guests attend an event it is likely that there will be traffic jams on Crookham Hill Road as people try to access Pinchington Hall & obviously difficulties leaving too. This increases the risks of road accidents.

It does not appear as if Pinchington Hall has adequate car parking space so if cars are parked on Crookham Hill Road or attempt to use the Hospital car park this creates further problems.

The provision of alcohol till 2.00 in the morning may increase the risk of criminal activity in the locality & will put our local Police force under even more pressure especially late at night.

If you have any questions about this Licensing Application, please feel free to call me (Mike Bloomfield 01635 269 327 or 07887 554 844) but otherwise you can send objections using the attached form.

Please post to:

Public Protection Partnership (Licensing)

West Berks District council

Market Street, Newbury, RG14 5LD

Alternatively, if you prefer to use email, just contact me & I can send you this form by email.

The address details of Pinchington Hall are:

Pinchington Hall

Crookham Hill, Crookham Common,

Thatcham, RG19 8D

LICENSING ACT 2003

Representations

Details of the representee:

Name ... DEBBIE AVERY

Address.. ... LAUNDRY COTTAGE

... CROOKHAM COMMON ROAD, THATCHAM

Postcode... RG19 2BR

Telephone Number

Email address ...

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number... 20/00133/LQ.N

Name of Premises ... PINCHINGTON HALL

Premises Address... CROOKHAM HILL, CROOKHAM COMMON
... THATCHAM

Postcode... RG19 2QA

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:

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.....

Public Safety:

.....
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.....
.....

The Prevention of Public Nuisance: We live in a peaceful location less than a kilometer from Pinnington Hall. If this licence is granted it will severely affect our quality of life and the value of our property. Sitting out on summer evenings or opening our windows in hot weather will become impossible. I am a light sleeper, suffer from insomnia and if granted this licence will be detrimental to my health.

The Protection of Children from Harm:

.....
.....
.....
.....

Signed:.....

Date:.....19.03.20.....

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD

Amanda Ward

Subject: 20/00133/LQN

From: Licensing
Sent: 24 March 2020 09:55
To: Amanda Ward <Amanda.Ward@westberks.gov.uk>
Subject: FW: ref:-20/00133/LQN

Cheryl Lambert
Technical Officer - Licensing

Public Protection Partnership

A shared service provided by Bracknell Forest Council, West Berkshire District Council and Wokingham Borough Council.

Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD
01635 519 184 | Ext 2184 | cheryl.lambert@westberks.gov.uk



web: www.publicprotectionpartnership.org.uk	Public Protection Partnership
facebook: @publicprotectionpartnershipuk	
twitter @PublicPP_UK	

From: KEN or JANE [<mailto:>]
Sent: 24 March 2020 09:43
To: Licensing <Licensing@westberks.gov.uk>
Subject: ref:-20/00133/LQN

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

*Dear Sir/Madam,
We object totally with music licence request going past 11pm. This is a quite residential area and it would be very antisocial to inflict noise pollution on local residents just to please a few revellers.*

*Kind regards
Ken & Jane Lock*

RG19 4NG

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LICENSING ACT 2003

Representations



Details of the representee:

Name Mr & Mrs Robin Weihs

Address Georges Farm , Crookham Common Road, Thatcham,

Postcode RG19 8EH

Telephone Number 07768 400701

Email address : robinweihs5@gmail.com

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number 20/00133/LQN

Name of Premises Pinchington Hall

Premises Address.. Crookham Hill, Crookham Common Thatcham ,

Postcode RG19 8DQ

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:

The mere presence of a venue putting on events such as functions, weddings etc up to 3.00 am and where alcohol is freely available is without doubt an invitation for disorder no matter how many "security officers " are employed as I am sure the local police will confirm.

Public Safety.

All traffic running to and from the venue will have to travel along unlit pavement-less twisty country roads. Anyone walking/running /cycling would be in grave danger of being hit especially due the inevitable considerable increase in the number of vehicles using the roads.

The Prevention of Public Nuisance:

The proposed venue is situated in an extremely quiet area on the edge of an SSI , so quiet in fact that at night it is possible the hear trains going through Thatcham which is some 2 -3 miles away. We are therefore aghast at the thought of both live & recorded music being played some quarter of a mile down the road from our property until early morning.

Having had some previous experience of noise disturbance we can assure you that no matter how much they say that it will be controlled it has been our bitter experience that this will NOT happen and unfortunately your environmental dept .will be very busy with complaints,


Finally the noise , general hubbub and traffic noise is bound to have a detrimental effect upon the patients at Thornford Park psychiatric hospital the last thing they need is such an establishment on their doorstep.

The Protection of Children from Harm:

.....
.....
.....
.....

Signed:.....

Date:.....


18/03/2020

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD

Name WMA S M ELLISON
Address [REDACTED] SURYS BANK ROAD
CROOKHAM COMMON THATCHAM
Postcode [REDACTED] RG19 8AE
Telephone Number [REDACTED]
Email address [REDACTED]

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number 26/00133/LAN (?)
Name of Premises PINCHINGTON HALL
Premises Address CROOKHAM HILL
CROOKHAM COMMON
Postcode RG19 8DQ

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:

.....
.....
.....

Public Safety:

.....
.....
.....

The Prevention of Public Nuisance:

...This...house...is...on...top...of...the...hill...and...noise...from...there...will...travel
...for...several...miles....There...is...a...constant...wind...so...the...sound...will...al
ways...be...a...nuisance...particularly...cinema...and...music,...even...during...the
...day....This...will...be...so...for...properties...from...Thatcham...to...Headley....Th
ere...are...many...properties...close...by...who...would...hear...the...noise...when
...inside...their...homes...with...the...windows...closed...let...alone...when...in...the
ir...gardens...Particularly...the...park...homes...and...the...hospital...next...door...
.....IT...WILL...BE...A...PUBLIC...NUISANCE...DAY...AND...NIGHT...if...this...ap
plication...is...allowed.....

The Protection of Children from Harm:

.....
.....

[REDACTED]
[REDACTED] 305 State St. Ellison
[REDACTED] Buys. Co. Rt. Crookham Common. Rt 19 SDV

Date 20th March 1925

Please send cheque to: Licensing, Public Protection Partnership, Court Office, Market Street,
Reading RG1 1AD

LICENSING ACT 2003

Representations

Details of the representee:

Name ~~THE~~ THE A/ LEUY

Address

CROOKHAM COMMON ROAD, NR THATCHAM

Postcode RG19 5EH

Telephone Number

Email address

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number 20/00133/LQN

Name of Premises PINCHINGTON HALL

Premises Address CROOKHAM HILL, CROOKHAM COMMON,
NR THATCHAM

Postcode RG19 5DQ

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:

No details have been submitted on the amount of Security personnel to be employed to police the entire venue which could contain up to 500 people at any one time. With alcohol being consumed - disorder could result.

Public Safety: The availability of alcohol until 3am will increase the likelihood of police & paramedic involvement. The applicant states that alcohol will only be provided & consumed indoors - but this would be impossible to control.

The Prevention of Public Nuisance: Pinchington Hall is situated on the edge of an SSI and is adjacent to farmland. Noise is a huge factor. Already local residents can hear events from, for example: Newbury Racecourse (Tom Jones 20 July 2019), the annual Headley Fete (1st June 2019). Marsford Park, a prison psychiatric hospital is situated opposite the venue - with some highly disturbed individuals as residents. They require peace & quiet, hence the location of the hospital in a rural area.

Signed:

Date: 20.3.2020

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD

LICENSING ACT 2003

Representations

Details of the representee:

Name Michael Bloomfield

Address Crookham Common Road, Crookham Common,
Thatcham

Postcode RG19 8EJ.

Telephone Number

Email address

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number 20/00133/LQN

Name of Premises Pinchington Hall

Premises Address Pinchington Hall, Crookham Hill, Crookham Common,
Thatcham

Postcode RG19 8DQ

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:

- 1. There is a clear link between the excessive consumption of alcohol & crime (breach of the peace, criminal damage, violence, drunk-driving etc). Given the long hours alcohol will be available & party atmosphere the risk of unruly behaviour & criminality is obvious.**
- 2. There is accommodation for only 12 people at Pinchington Hall (6 bedrooms) so most attendees at functions will have to drive home (there is no public transport here & no taxi ranks etc). Assuming 100 guests at a wedding reception, it is almost a given that some will be over the limit by the time they leave at midnight-3.00 am in the morning. Drunk-driving is inevitable & the local roads have no lighting & there are plenty of sharp unsighted bends.**
- 3. In 2003-04 an illegal party took place at this building when it contained Sovereign Housing tenants (the party started at 3.00pm one Saturday afternoon). Although West Berks Environmental Health recorded unacceptable noise levels (past midnight), Police were unable to attend to close the party down due to another incident in Newbury. The party prevailed to 4.00 am & our family had no sleep. Police resources are more stretched now than back in 2003-04 which suggests the ability of the Police to manage incidents out at Pinchington late at night must be in doubt.**
- 4. In urban centres (Newbury/Thatcham) late night revellers can be more easily policed as there are more officers available & exiting crowds can be more easily dispersed (people can walk home, catch taxis etc). The locality around Pinchington Hall is not conducive to such dispersal making it much harder for the Police to control.**
- 5. The proposed establishment of Pinchington Hall as a party venue takes no account of it's extremely close proximity to the medium secure psychiatric Hospital, Thornford Park (just 10m away). Although escapes by patients over the surrounding 5.2m fence are rare (last in 2016), escapes from the Psychiatric Intensive Care Unit (PICU) are more frequent (two so far this year). Erstwhile, escapees have tended to head to Thatcham or Newbury for transport to flee but it is not inconceivable that an escapee might be tempted to join a**

party "next door". This carries the risk of assault to either guests or patient.

6. Although Thornford Park is a secure hospital, some low secure patients are allowed out for periods of unescorted leave (they wait outside for bus transportation). Again if an event is in progress just the other side of the road there may be a risk that they would want to participate (ditto "5" above).

Public Safety:

1. The key issue here is traffic. If a 100-person event is held, cars will tend to arrive at the same time. Given that there is currently only one point of access to Pinchington Hall (on the brow of Crookham Hill), it is very likely that queues to enter will occur on Crookham Hill Road. Vehicles coming up the hill will encounter these round the bend with clear potential for accidents to road users.
2. This problem will be exacerbated by some vehicles approaching from Crookham Common Road & needing to cross the opposite lane of traffic to enter. These too have the potential to add to the danger.
3. Pinchington Hall do not own the current access point (according to the developer who built the side road to his intended 12 new build family houses adjacent to Pinchington Hall). If they are denied access here, they may elect to create an entry point further down the road by the old gatehouse. This potential point of access is even closer to the Hospital's single entrance/exit. Moving a traffic black-spot just outside a Hospital entrance would be thoroughly irresponsible.
4. But the situation is worse. According to the family house developer, Pinchington Hall only have car parking space for 16 vehicles. I've visited the site & can't find even these. It might be possible for cars to park on the gravel driveway or lawn in the grounds but this seems unlikely. An alternative therefore would be to park on Crookham Common Hill Road outside. In the event of 100 guests attending (plus staff, caterers, band, DJ, equipment etc), large numbers of vehicles will be left on the road outside making the Crookham Hill Road here even more dangerous & potentially causing gridlock outside the Hospital.
5. Alternatively, Pinchington Hall attendees may park illegally in the Hospital car park. As this car park is normally 90% full, it will simply cause displacement. Given the nature of the Hospital, shift staff,

clinicians & the emergency services need access at all times. If this is compromised the implications for public safety are negative.

6. Many staff who work at Thornford Park disembark at Thatcham railway station. The Hospital encourages these staff to use a mini-bus which they run but nevertheless one regularly encounters staff walking up Crookham Hill. As there are no verges or pathways, this is dangerous. Anything which serves to increase traffic on this route & anything which increases the chance of drunk-driving here, represents a clear risk to these people. Clearly any guests from Pinchington Hall who decide to walk "home" late at night will also be running the same risk.

The Prevention of Public Nuisance:

1. The key problem here is the effect of long periods of noise. Noise & sleep deprivation combined are used as a form of torture. If granted, this Licensing Application will cause stress & misery to a range of parties.
2. Pinchington Hall was never built or renovated to be a major party venue (we understand it only had Planning permission to be used as a residence with office & stabling). It is not a purpose built concert venue/nightclub/wedding reception centre. As such noise pollution from within the building will travel & pollute the countryside for several miles around. This will be even worse when the music is played outside. Residents of Crookham Common, South Thatcham, Brimpton & beyond will all be affected. Nightclubs in town centres like Newbury are properly sound-proofed. Outdoor wedding receptions like those at the Wasing estate (1,200 acres) are set in parkland where noise does not disrupt neighbouring communities. I estimate Pinchington Hall has no more than 3-4 acres of land so noise pollution from Pinchington is in no way contained or containable.
3. Within a radius of 400m of Pinchington Hall live approximately 300 people, including 120-130 mentally ill patients of Thornford Park Hospital (& PICU), 140 dwellings at Crookham Park (mostly elderly), plus residents such as the Ellison's, Cassam's, Bloomfield's, Williams's & many more. When the 12 family homes are completed (built right next to Pinchington Hall), another 30-40 people will be their immediate neighbours (including many children). Pinchington Hall offers late night party entertainment but it is smack bang in the middle of a peaceful, quiet rural residential community. The local community have chosen to live here precisely because of the peace

& quiet. This community does not deserve to be assaulted by a constant barrage of noise over which we have no control.

- 4. Everyone enjoys music but we all have individual tastes. As individuals we choose where, when & what to listen to. We choose duration & volume too. We also have the ability to turn music off if we need to make calls or concentrate whilst working. However, the Licensing Application removes this choice from the local community. If granted Pinchington Hall will be allowed to assault us with noise, for unbelievably long periods, throughout evenings & well into the hours of the following morning. If granted the application will allow Pinchington Hall to do this night-after-night making life for those afflicted unbearable.**
- 5. Within the population of local residents are those like ourselves (3 adults) who work from home. If we are to be assailed by endless parties & noise pollution at anti-social hours, we will not be able to relax properly, let-alone sleep. Local residents deserve an opportunity to recuperate & re-charge in the evenings & at weekends. How can we be expected to work productively if we're constantly sleep deprived? Local residents should not be expected to lock themselves away on Summer evenings to try & escape the noise. It can be anticipated that the peak usage of Pinchington Hall will be evening time, weekends (especially in the Summer) & at Christmas & New Year. These are precisely the times when local residents want to be relaxing in our homes with friends & family. We do this without disturbing our neighbours but Pinchington Hall will have no such qualms.**
- 6. Many local residents keep animals too. The Cassam's stable their show-jumping horses & are situated immediately next to Pinchington Hall. The Williams's breed Saluki's & we (like many others in the locality) have cats & dogs as pets. Bombarding these animals with noise, including presumably fireworks too, raises animal welfare issues.**
- 7. Finally, the presence of the nature reserve, Greenham & Crookham Commons, should be considered. These Commons were re-instituted by a special Act of Parliament in 2002 to rehabilitate the Commons as a place for conservation & the encouragement of biodiversity. A huge effort has gone in the foster this & to educate the public about using the Commons responsibly. Furthermore, not only are the Commons a nature reserve but areas (including one just 250m from Pinchington Hall) have been assigned as areas of Special;**

Scientific Interest (SSI's). This locality is the only habitat suitable for certain visiting species of birds in the whole of West Berkshire. Where I live (adjacent) on Crookham Common a major initiative to create a habitat for Nightjars has taken place (tree clearance & gorse management). Nightjars visit for 6-8 weeks in the Summer & hunt/feed midnight-4.00am, precisely when noise will be emanating from Pinchington Hall. It is doubtful whether the establishment of a noisy entertainments venue next to our nature reserve is compatible with the Greenham & Crookham Commons Act (2002).

The Protection of Children from Harm:

- 1. Children need decent sleep to develop & flourish. Children living within the vicinity of Pinchington Hall will be denied this chance or at least they will experience many nights of interrupted sleep. Nowhere is this better illustrated than by the situation of the 12 family new builds right next door to Pinchington Hall. Any children living here will be guaranteed to have serious sleep issues as a result of "party central" next door.**
- 2. Children from this development may be expected to play outside or in their gardens. It is highly questionable whether the presence of regular party-goers at Pinchington Hall (some who will be inebriated) provides a safe or healthy environment for children.**

Signed:.....

Date:..... 23/3/20

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD

LICENSING ACT 2003

Representations

Details of the representee:

Name Eva Bloomfield

Address... Crookham

Common, Thatcham, Berks

Postcode RG19 8EJ

Telephone Number

Email address

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number 20/00133/LQN

Name of Premises Pinchington hall

Premises Address Crookham Hill, Crookham Common, Thatcham

Postcode RG19 8DQ

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:

The consumption of alcohol, particularly in large group gatherings, has a known correlation with crime and disorder. This is a very possible outcome from the proposal.

Public Safety:

In linking with the above in areas of towns and cities there are measures in place to deal with disorder and enforce public safety. However, in a remote area such as this, it will be harder for law enforcement to support with.

The Prevention of Public Nuisance:

There is inadequate parking, which may result in dangerous and unsafe road use. The noise levels will greatly disturb all local residents, including those at the local hospital. Deasby, Crookham and Greenhock Common contain threatened habitats and are important for some of Britain's rarest ground-nesting birds.

The Protection of Children from Harm:

There are children in the local area and a new housing estate is being built near the premises for the purpose of family homes. As an early years teacher in the local community, I do not believe these suggested plans will be an appropriate environment for children - by having loud music late at night and

Signed:.....

Date: 23.3.20

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD

indeed, early in the morning. It is vital for children to have a peaceful home environment to positively promote their learning and development, which sadly would not be the case with this proposal; instead, it would result in sleep deprivation for many children.

LICENSING ACT 2003

Representations

Details of the representee:

Name MONIKA BLOOMFIELD

Address..... ..

..... CROOKHAM COMMON

Postcode..... RG19 8EJ

Telephone Number

Email address

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number 20/00133/LQN

Name of Premises Pinchington hall

Premises Address Crookham Hill, Crookham Common, Thatcham

Postcode RG19 8DQ

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:

Alcohol and large gatherings will contribute to increased levels of problems in a rural with a lot of neighbours being families and elderly.

Public Safety:

With no street lights and no pavements and limited parking there is a danger of people walking in the dark on the road towards Thatcham / Strinslaken.

The Prevention of Public Nuisance:

Will be difficult to protect neighbours in a rural area from noise and anti social behaviour. This will also affect hospital across road.

The Protection of Children from Harm:

Neighbouring families will be greatly disturbed by loud music and anti social behaviour late in the night.

Signed:

Date: 23.3.20

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD

LICENSING ACT 2003

Representations

Details of the representee:

Name JACKIE DAVIS, KEN DAVIS, SAM DAVIS

Address THE AVERNALL
CROOKHAM HILL, THATCHAM, BERK

Postcode RG19 4NX

Telephone Number

Email address

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number 20/00133/LQN

Name of Premises Pinchington Hall

Premises Address CROOKHAM HILL, CROOKHAM COMMON
THATCHAM, BERK

Postcode RG19 8DQ

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:

It alcohol can be consumed for such lengths of time & by large numbers of people it could almost be like a 'town centre' scenario with overextended police having to attend a country location.

Public Safety:

The road is already too busy, bearing in mind that it's an unclassified road. Exit points are limited & have the potential to be 'blind' spots. The psychiatric hospital opposite could cause unrest amongst patients who are ill & in here for support & recovery. Potential for 'drink driven' on a narrow road - speed limit already exploited.

The Prevention of Public Nuisance:

We would be 'sandwiched' between 2 venues - The Green Football Club & Pinckinstan Hall - noise pollution especially as the sound will carry - no longer be restricted & be able to sleep. This is a risk to disturbance to environment.

The Protection of Children from Harm:

Local children will not be able to sleep & could even be scared of the noise. Often too much alcohol consumed = unrest which would be alarming for youngsters.

Signe :

Date: ... 22/3/2020

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD

LICENSING ACT 2003

Representations

Details of the representee:

Name ..Chris Bloomfield.....

Address..... Crookham Common Road,
Crookham Common, Thatcham, Berkshire,

Postcode..RG19 8EJ.....

Telephone Number

Email address

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number 20/00133/LQN

Name of Premises Pinchington hall

Premises Address Crookham Hill, Crookham Common, Thatcham

Postcode RG19 8DQ

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:

The area in question is isolated meaning it will be hard to monitor for the police. The serving of alcohol and late night activities will also encourage disorder in the surrounding area which is already difficult to monitor.

Public Safety:

The late night activities and serving of alcohol will not be beneficial for the patients of the nearby psychiatric hospital at all. Increased traffic and potential lack of parking available will lead to increased congestion and dangerous parking on the already hazardous country roads which have already seen their fair share of accidents.

The Prevention of Public Nuisance:

Low level music coupled with drunk and disorderly behaviour will keep local residents and patients of the psychiatric hospital awake at night. The impact of this on the nearby nature reserve must be taken into account too.

The Protection of Children from Harm:

Families will be deterred from moving into the area with loud music and alcohol being served. Children of families already in the locality will suffer sleep deprivation especially during the summer.

Signed:

Date: 22/3/20

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD

LICENSING ACT 2003

Representations

Details of the representee:

Name Robin Bloomfield

Address..... Crookham Common, Thatcham,
Berkshire

Postcode RG19 8ET

Telephone Number

Email address

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number 20/00133/LQN

Name of Premises Pinchington hall

Premises Address Crookham Hill, Crookham Common, Thatcham

Postcode RG19 8DQ

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:

Always likely to be disorder during parties ^{where} ~~lots~~ lots of alcohol is served. Will be hard to monitor party as area is isolated & far from law enforcement.

Public Safety:

Having large amounts of intoxicated people near family homes is unsuitable, even more so here as area is isolated. Also already busy country roads will not be ideal for large numbers of partygoers coming & going. There is inadequate parking at facility as well so partygoers will likely park on road.

The Prevention of Public Nuisance:

Loud music will keep awake residents in surrounding area, especially considering building is not soundproofed. Again, there will be no police in surrounding area to ensure time ~~from~~ protocols are kept & partygoers don't continue making noise past curfew. Furthermore, with psychiatric hospital nearby, loud sound will likely keep awake residents who need sleep.

The Protection of Children from Harm:

There will be families moving into the estate in the flats being built. The loud music will ~~be~~ be unsuitable for the children & will likely keep them awake into early hours. Furthermore, children being in close proximity to drunk individuals where ~~police~~ police are far away is also dangerous.

Signed:

Date: 22/03/2020

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD

John Thorogood

, Crookham Common, Thatcham, Berks RG19 8DH•

Date: 29* March 2020

Application 20/00133/LQN

West Berkshire Council -Public Protection Partnership (Licensing)

Market Street

NEWBURY

Berks

RG14 5LD

Dear Sirs:

I am writing to raise my strong objection to the above referenced application for Pinchington Hall - the former Crookham Court School building.

My property lies less than 1000 meters, in a direct line, from this converted school building and we would be seriously impacted by the type of late night activity that the recent application to the Licensing Authority would allow. I attended the various public presentations on this development and was always worried that nobody would pay the sort of money being asked for the main property when it was so close to a mini housing estate.

The proposed new facility is totally out of keeping with the local area which is predominately quiet common land and single or small groups of individual residential properties enjoying the quite solitude of the area.

The local residents have already suffered the establishment of a secure special prison/hospital in the former American School. The original application for this building was for a nursing home, which obviously didn't cause the same issues with the local residents and nobody had an opportunity to object to the stealth submission of "change of usage" for a secure establishment.

I am a registered commoner and sit on the Greenham and Crookham Commoners Commission. I am Chairperson of the Governance Committee. The Commission is charged with the responsibility of making sure all activities on the common are in accordance with the specific 2002 Act of Parliament. Having served on this committee for the last 10 years, one of the most rewarding activities is to see the return of many species of birds and invertebrates whilst still ensuring the common is available for a full range of outdoor activities for the local residents.

Having a noisy party venue within the common confines would have a devastating effect on a number of species particularly the Nightjars and would completely destroy the quiet enjoyment of the common for hundreds of: - walkers/rambles, joggers dog walkers, runners, bird watchers and nature enthusiast.

Hopefully you will take my points in to consideration and reject this application.

Yours truly,

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Amanda Ward

From: Licensing
Sent: 30 March 2020 15:00
To: Amanda Ward
Subject: FW: New Premises Licence for Pinchington Hall, Crookham Hill, Crookham Common, Thatcham, RG19 8DQ
Attachments: pinchington hall license obj form_000300.pdf; pinchington hall license app site plan_000299.pdf; pinchington hall license objection.docx

Importance: High

Rep for you

Kind Regards

Cheryl Lambert
Technical Officer - Licensing

Public Protection Partnership

A shared service provided by Bracknell Forest Council, West Berkshire District Council and Wokingham Borough Council.

Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD
01635 519 184 | Ext 2184 | cheryl.lambert@westberks.gov.uk



web: www.publicprotectionpartnership.co.uk
facebook: [@publicprotectionpartnership](https://www.facebook.com/publicprotectionpartnership)
twitter: [@PublicPP_UK](https://twitter.com/PublicPP_UK)

**Public Protection
Partnership**

From: Joe Atkinson [mailto:joe.atkinson@westberks.gov.uk]
Sent: 30 March 2020 14:38
To: Cheryl Lambert <Cheryl.Lambert@westberks.gov.uk>; Licensing <Licensing@westberks.gov.uk>; Planapps <Planapps@westberks.gov.uk>
Cc: joe.atkinson@westberks.gov.uk
Subject: New Premises Licence for Pinchington Hall, Crookham Hill, Crookham Common, Thatcham, RG19 8DQ
Importance: High

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Licensing,

Please see attached objection letter for the above license application submitted for:

Pinchington Hall
Crookham Hill
Crookham Common

RG19 8DQ

I have sent this to Plan apps as well, as I have already notified Planning enforcement of the potential planning breach if any events are held at this property, which only has planning consent for a single residential dwelling.

I understand the determination of this process will now be delayed because of the impact of Covid-19, but if you can please advise if a tribunal will be required of this license application can be dismissed prior to a tribunal

I look forward to hearing from you

Kind regards

Joe Atkinson
Director

Charlesgate Homes Ltd
120 All Saints Avenue
Maidenhead
Berkshire
SL6 6LT

F:

www.charlesgatehomes.com



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LICENSING ACT 2003

Representations

Details of the representee:

Name JOE ATKINSON (CHARLESGATE HOMES LIMITED)

Address 1 CROOKHAM HILL

CROOKHAM COMMON, RG19 8DQ

Postcode RG19 8DQ

Telephone Number

Email address

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number 20/00133/LON

Name of Premises PINCHINGTON HALL

Premises Address CROOKHAM HILL, CROOKHAM COMMON

Postcode RG19-8DQ

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:

PLEASE SEE ATTACHED LETTER WITH COMMENTS /
OBJECTIONS

Public Safety:

PLEASE SEE ATTACHED LETTER WITH COMMENTS /
OBJECTIONS

The Prevention of Public Nuisance:

PLEASE SEE ATTACHED LETTER WITH COMMENTS /
OBJECTIONS

The Protection of Children from Harm:

PLEASE SEE ATTACHED LETTER WITH COMMENTS /
OBJECTIONS

Signed:

Date: 17/03/2020

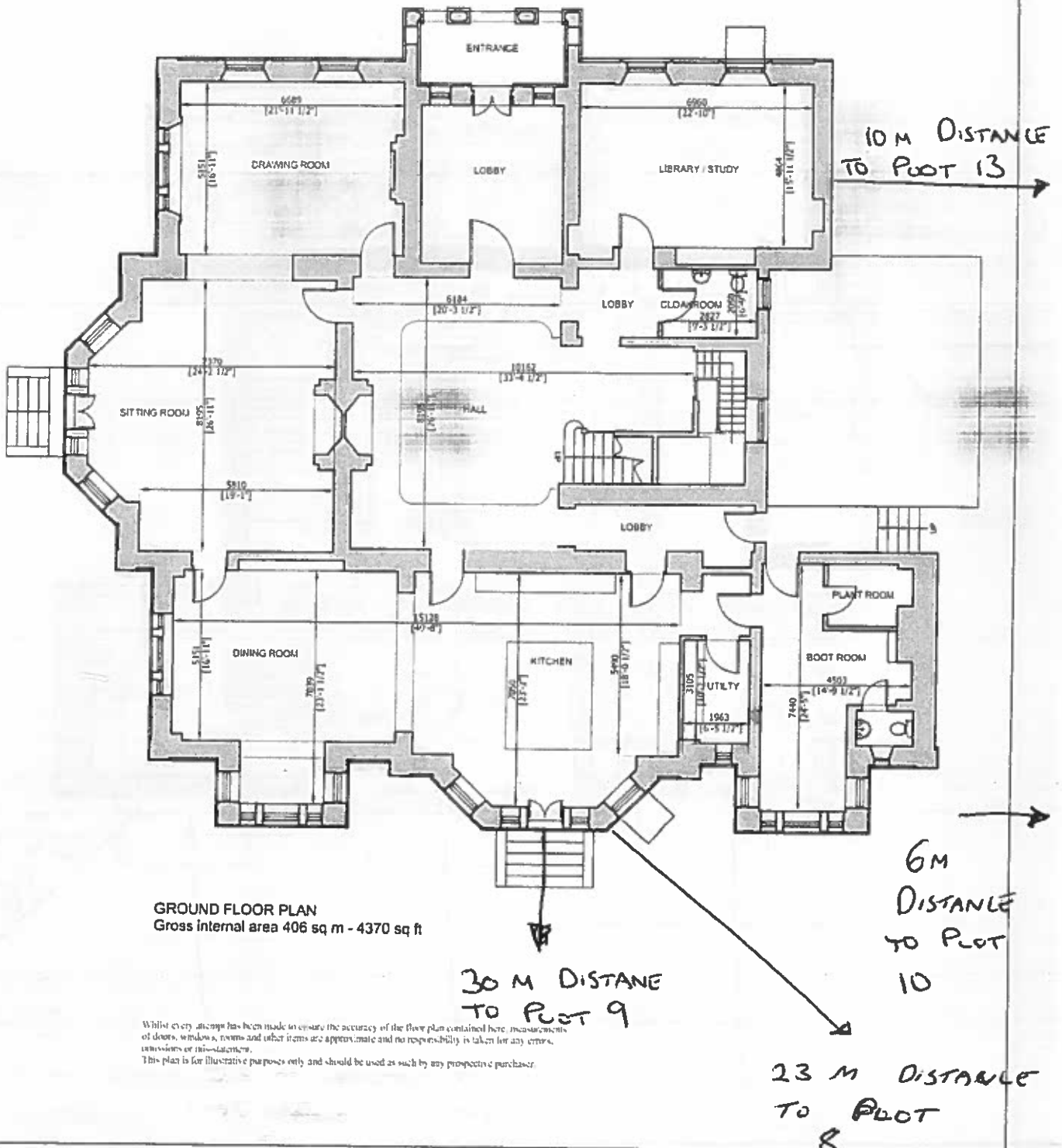
Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD

PINCHINGTON HALL, CROOKHAM HILL, THATCHAM, RG19 8DQ

KEY

ALL AREAS TO BE LICENSED

= NON SOUNDPROOFED WINDOWS AND DOORS/ROOMS

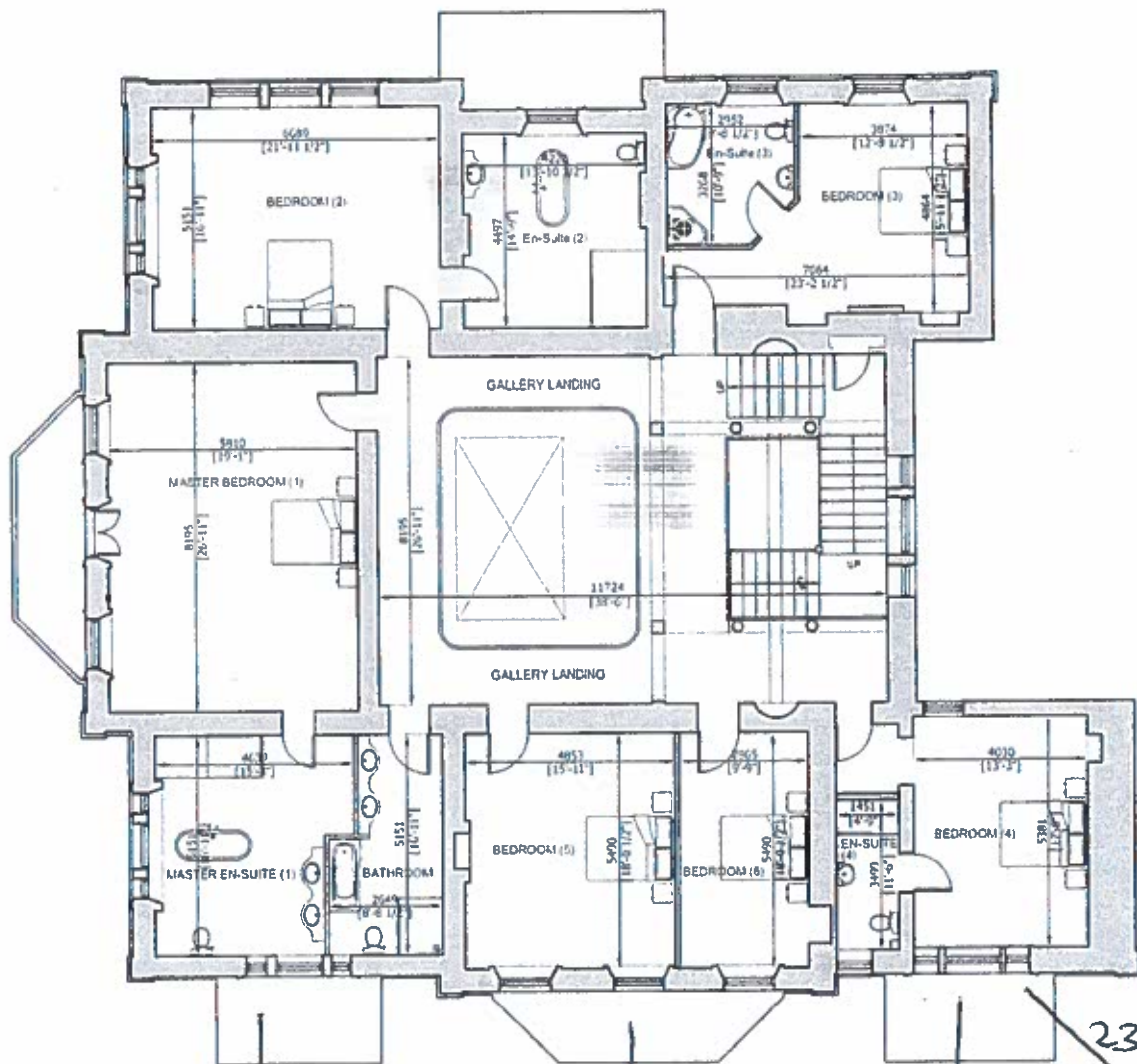


PINCHINGTON HALL, CROOKHAM HILL, THATCHAM, RG19 8DQ

ALL AREAS TO BE LICENSED

KEY

= NON SOUNDPROOFED WINDOWS AND DOORS / ROOMS



FIRST FLOOR PLAN
Gross internal area 378 sq m - 4068 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, the accuracy of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omissions or misstatements.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

30 M TO
Plot 9
BUILDING

30 M
TO Plot
9
BUILDING

30 M
TO
Plot
9 BUILDING

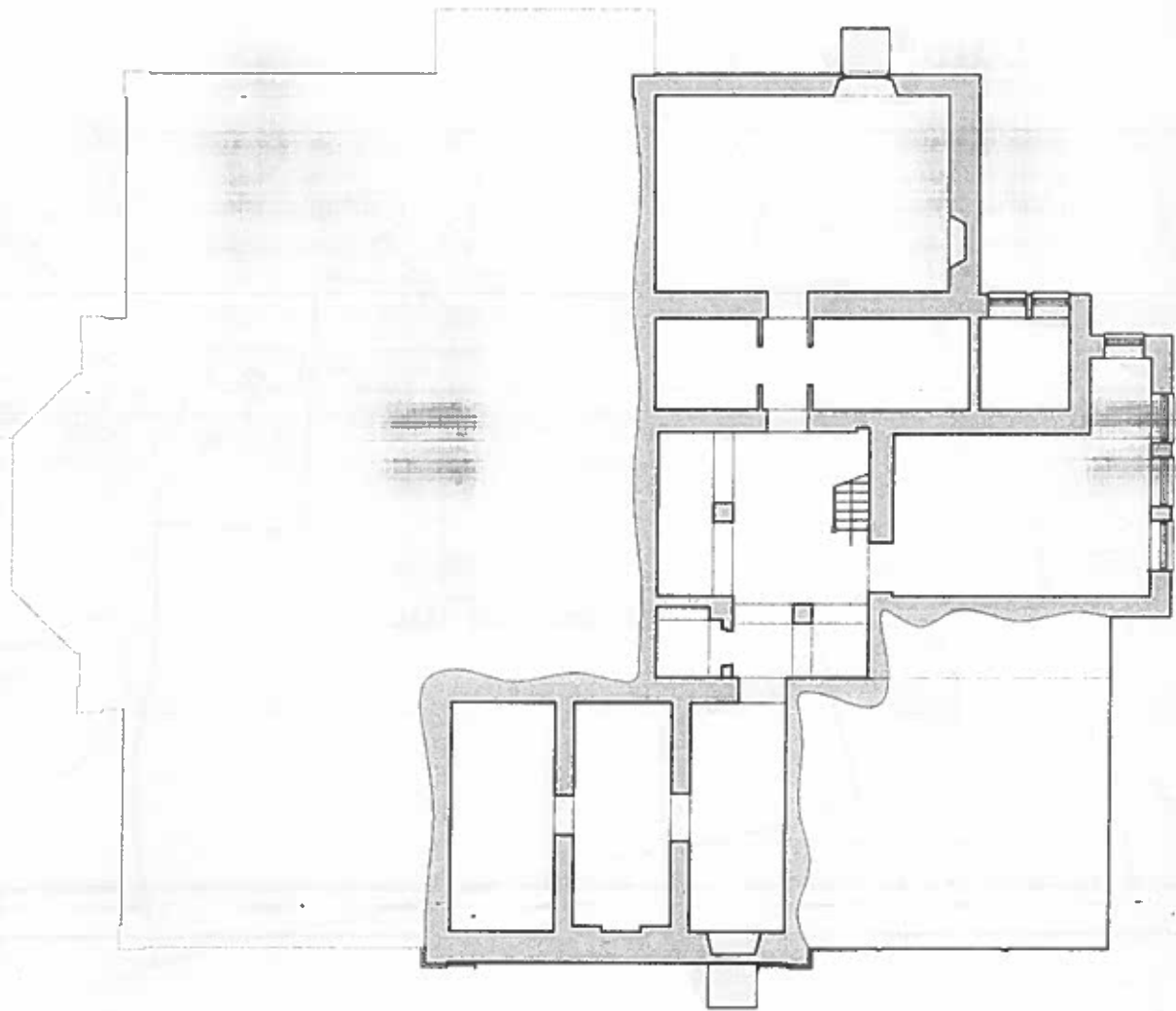
23 M TO
Plot 8
BUILDING

PINCHINGTON HALL, CROOKHAM HILL, THATCHAM, RG19 8DQ

ALL AREAS TO BE LICENSED

KE 7

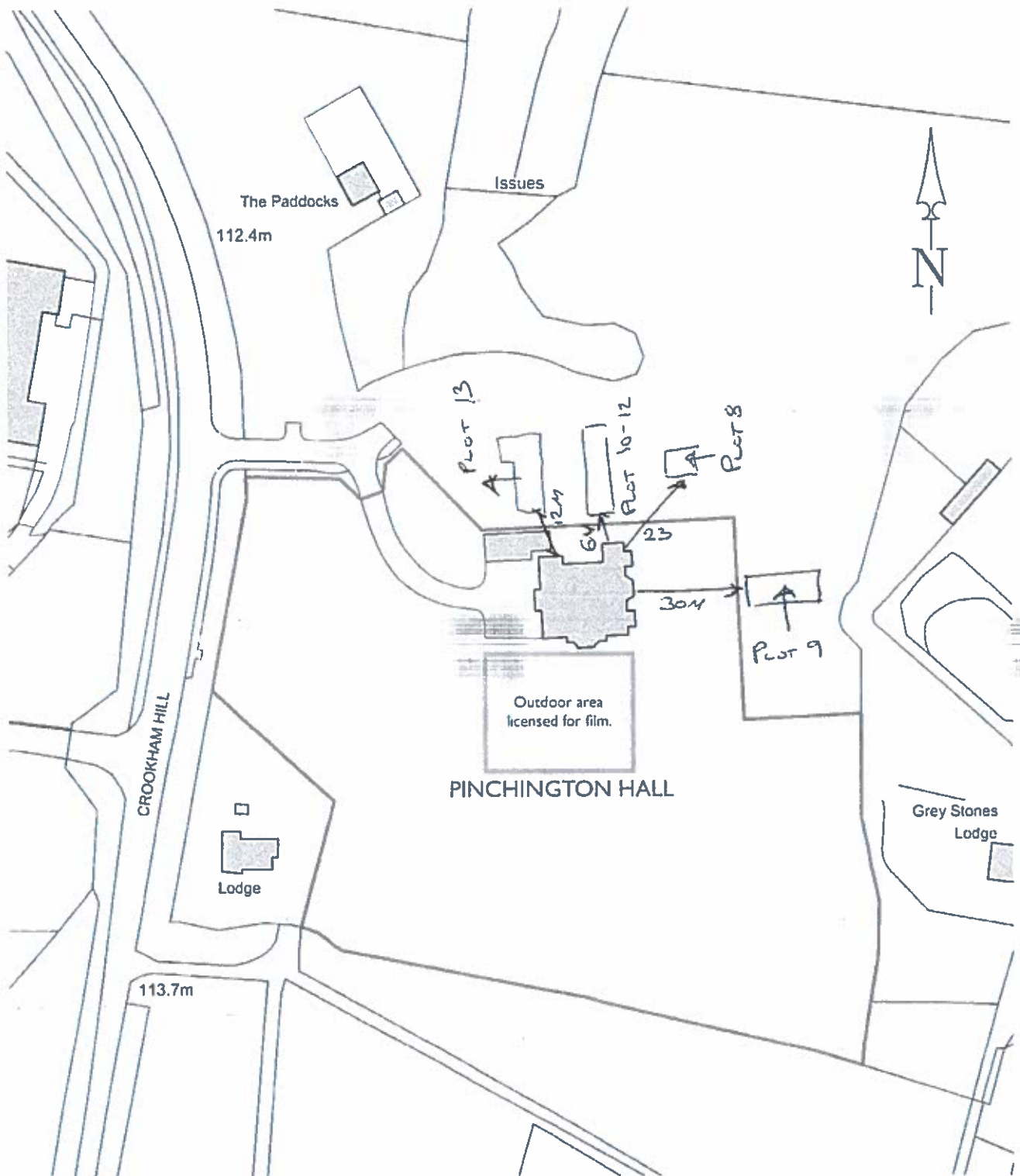
= NON SOUNDPROOFED ROOMS / WINDOWS / DOORS



BASEMENT PLAN
Gross internal area 169 sq m - 1819 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omissions or mis-statements.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.




PINCHINGTON HALL, CROOKHAM HILL, THATCHAM, RG19 8DQ SITE PLAN

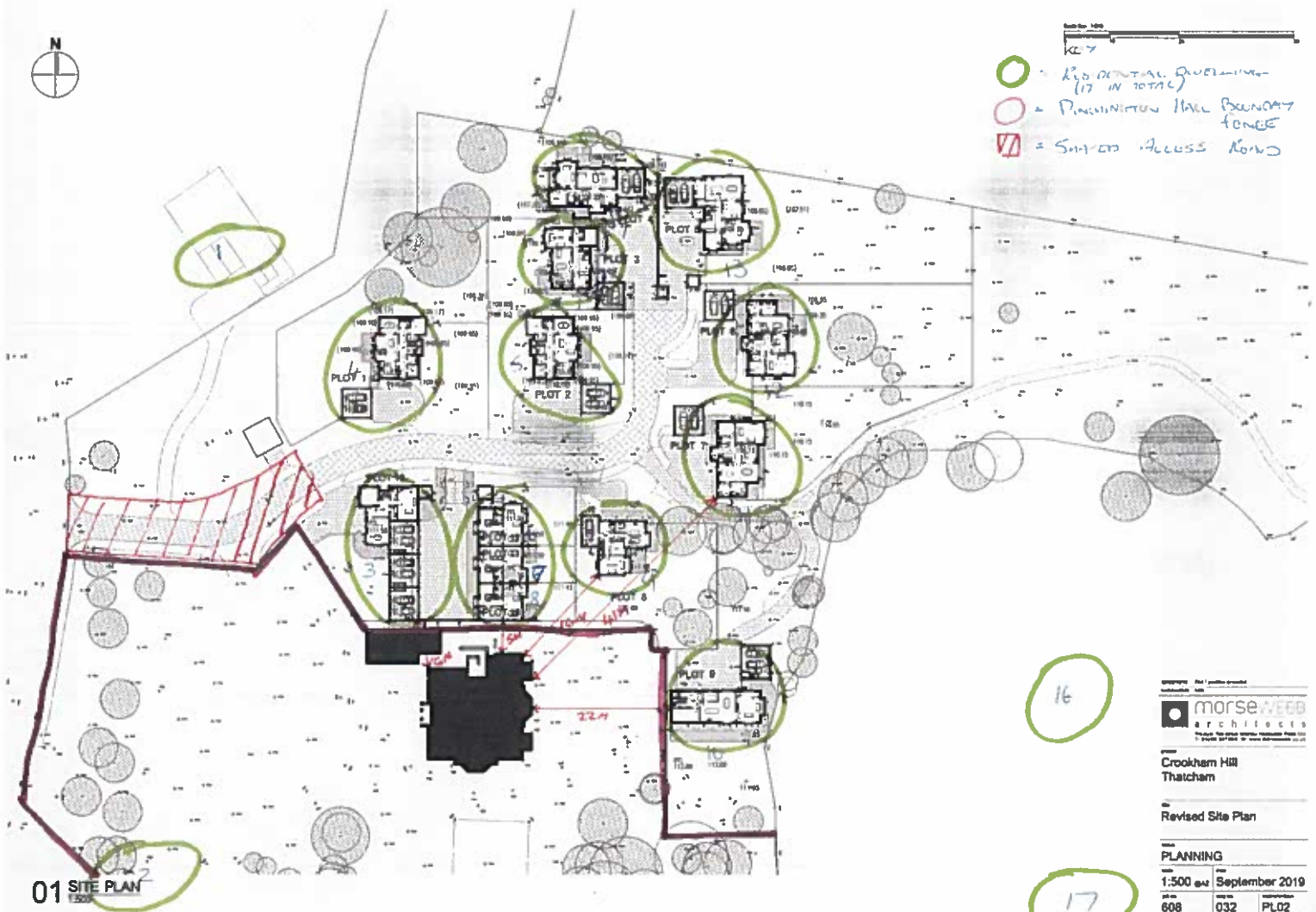


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omissions or misstatements.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



-  17 ORIGINAL PROPOSED (17 IN TOTAL)
-  2 PINGWINTON HALL BOUNDARY
-  3 SHARED ACCESS ROAD



16

17



Crookham Hill
Thatcham

Revised Site Plan

PLANNING

1:500	September 2019
608	032 PL02

Charlesgate Homes Limited

120 All Saints Avenue

Maidenhead

SL6 6LT

Licensing at West Berkshire Council

Culture and environmental protection

Environmental Health and licensing

Council offices

Market Street

Newbury

RG14 5LD

17TH March 2020

Dear Sirs

Re: 20/00133/LON PINCHINGTON HALL LICENCE APPLICATION

We are writing to you as the adjoining land owners to Pinchington Hall, and we are currently constructing 13 new family homes that share the boundary with Pinchington Hall and we also own the access road into Pinchington Hall, to which they have a right of way across for access to Pinchington Hall.

In 2014 a planning application was submitted by Bridgewood properties to reduce the size of the former Crookham house by more than half and demolish the existing buildings within the grounds and replace with 13 new dwellings and either retain Crookham house as an existing dwelling or convert into B1 commercial offices.

Crookham house (now pinchington hall) was purchased by Goldfinch properties in 2016, on the same day that Relic Homes purchased the adjoining land which had planning for 13 family dwellings. Goldfinch properties implemented (in 2017) and completed the single dwelling part of the 2014 consent, and Relic Homes implemented the 13 new dwellings part of the consent in 2017, but unfortunately Relic homes fell into administration in mid 2017.

Goldfinch Properties completed their dwelling some time in 2018/19 and the property was on the market as a single dwelling. Upon Goldfinch completing the single dwelling the b1 commercial part of the consent fell away.

In 2019 Charlesgate Homes Limited purchased the adjoining land which had the implemented planning consent for 13 family dwellings.

There former crookham house and 13 new dwellings were consented within the same application and share the same planning conditions and of course access road, which is owned by Charlesgate Homes.

It is important to get an understanding of the planning history of this site as to grant a license to Pinchington Hall for 24 hour licensed bar, recording/film studio (internal and external) and hotel would make a mockery of the planning consent granted in 2014, which turned this location into a residential location of in excess of 16 dwellings (inc pinchington hall) within a 30m radius of Pinchington Hall.

Pinchington hall does not benefit from having a consent for anything other than a single dwelling, there is no HMO approval, no commercial consent as a entertainment venue, no commercial consent as a hotel and certainly not consent as a public house/nightclub.

There is a restrictive covenant between Goldfinch properties and Charlesgate Homes that limits anything that would be considered as a nuisance, which would have to include what is being applied for within this license, and if this license were to be granted, there would be a breach of this covenant and action would be sought for damages. I do appreciate that the decision maker will not be considering any forms of restrictive covenants, but the decision maker needs to be aware of this.

The applicant is currently advertising this property as a wedding venue (no license in place), a commercial entertainment venue (no planning permission or license for this), a late night recording studio for music and film, internally and externally (no planning permission or license is in place for this), having a 24 hour licensed bar (again no planning permission or license for this), concert venue (no planning permission or license for this) and finally suggestions that can be used as a form of "hotel" (again no planning permission or license for this)

All of the above that is being advertised via Phonix apartments website, Pinchington Hall own website and via social media and all of which would be classed as nuisance to adjoining land owners, especially as the adjoining properties were consented by West Berkshire Council planning department for family homes.

I am aware that objections need to be raised against the 4 objections reasons listed in the 2003 act, but the decision maker needs to be fully aware of what this building actually has planning on and its planning history, as well as my objections on how this will impact the 4 policy criteria listed in the license act.

The prevention of Crime and Disorder

This license seeks various uses that will potentially increase the likelihood of additional crime and disorder over an existing private dwelling house. The venue is offering to sell alcohol from a licensed premises, which as we all know can lead to anti-social behaviour both within the premises of pinchington hall and private gardens, but also that of people coming to and from the venue via the shared access road. Clearly each person attending this proposed venue will not be vetted for any previous crimes, and will be potentially encouraging guests that may have committed crimes in the past, and with this property in close proximity to family dwellings has the potential to put the family dwellings on the adjoining land at higher risk to crime and disorder as a result of any form of licensed dwelling at Pinchington Hall, which is currently a single family dwelling.

Public Safety

The public safety element is very similar to the above in that as opposed to the property being used as a single family occupancy, it will have various attendees coming from all over the country/world with no historical knowledge or DBS checks of people that will be attending or that of events put in, that puts the adjoining private family home occupiers at additional risk in terms of safety.

The current dwelling has been built as a single family dwelling so has no fire alarm installed, which a commercial venue would require, as would a house of multiple occupation and a commercial hotel. This not only impacts the safety of the users of the Pinchington hall as a venue, but also that of adjoining properties that are only a few meters away from Pinchington Hall, which will also directly share boundaries with 6 family dwellings.

The number private and commercial vehicles attending the property will have a highways safety impact on existing and future users of Wellingtonia Drive (new access road name), which has only been designed to serve 15 private dwellings, not large commercial events.

To have numerous events at this dwelling along with large amounts of attendees will also impact the safety of the private adjoining the properties in terms potential for damage to their properties and possessions within their private gardens.

The Prevention of public nuisance

The applicants have applied for ability to plan music late into the night, supply a 24-hour licensed bar and also to have outside filming and weddings. All of this will have a huge impact on the adjoining occupiers, which are all family homes, with young children and domestic pets. No matter what intentions the applicants have there will be noise disturbance from the attendees of these events, but also the music played within the property.

There is also the issue of numerous vehicles of a private and commercial nature coming and going that will be attending the venue at all hours of the day, this will be a nuisance from a noise point of and traffic impact on the users of Wellingtonia Drive. The traffic coming in and out of this site as a licensed venue will have a huge impact on the private dwellings being able to get to and from there property as there is only one route into their property.

There will be a potential for guests to be loitering on the access road waiting to either be collected, that could lead to cigarette butts and other general rubbish being left in and around the shared access.

The protection of Children from Harm

This is the biggest impact of all of the above, as all of these houses are private dwelling houses. There will be children playing with a few meters of a commercial venue, which will be largely attended by adults, with the ability to drink from a licensed bar and play music both internally and externally, as well as holding open air cinemas.

The language from people attending these events will potentially be harmful to the children that will be playing in their private secure residential gardens.

In this day in age anyone working within close proximity will require a DBS security check and there is no way that the applicants will be able to confirm that everyone working/attending this venue will be DBS checked, and this put the children's welfare of these family home at great risk.

There is also the potential physiological and developmental impact of children being denied a good night's sleep from this property being used as a commercial venue with internal (no soundproofing) and external music, showing of external films/filming and people generally being in and around the

property causing noise disturbance, that will lead to potential sleep deprivation for all the children that live in these new family houses

There is also the additional traffic coming in and out of the shared access road that will have a potential highway safety impact on not only the children, but their parents and domestic pets

Summary

In summary, to grant any form of license at this application would be highly irresponsible by the local authority. There is absolutely no way that a scheme that was consented as family houses should be allowed to be turned into a licensed venue of any sorts, and should be used solely as a private residential dwelling.

The application form information is highly misleading as it shows Pinchington hall with no neighbouring properties and the attached site plan will highlight the scale and proximity of residential dwellings that are being built around Pinchington Hall. There are 17 residential dwellings within 150 meters of Pinchington Hall, which does not include the residential care facilities at Thornford park hospital, which is again within 150 meters of Pinchington Hall.

The highway safety on this shared driveway will be severely impacted by multiple use of additional private and commercial vehicles, not to mention the potential noise disturbance from vehicles starting and leaving the property.

The potential for noise disturbance and potential anti-social behaviour from attendees of Pinchington hall "party venue" will have a huge impact to parents and children living in these adjoining family homes, and even with the applicants best intentions in the world this will not be able to be contained to an acceptable level, that will not impact the adjoining 15 residential properties enjoyment of their homes.

The potential impact on child welfare with this as a venue is clear to see, and this alone should be harmful enough for this application to be refused in addition to what has been highlighted within this application.

It is my understanding that even 1 objection to this application will lead to this application going to a tribunal, which of course at the moment will be significantly delayed because of Covid-19, but as and when this date is put forward for the tribunal I would request that I would like to speak on behalf of my 13 new dwelling occupiers, and may seek to also have legal representation on this.

I am hopeful that this application will be dismissed, and not require any further tribunal, but I am not overly familiar with the process of these applications, so will await further instructions from West Berkshire Council license department.

I look forward to hearing from you

Yours faithfully

Mr J Atkinson

On behalf of Charlesgate Homes limited

Phone: 0756 Email :

Phone: *

Amanda Ward

From: Jo Sherman <>
Sent: 30 March 2020 16:27
To: Licensing
Subject: Licensing Application- 20/00133/LQN

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Sir/Madam

I am the Hospital Director for Thornford Park Hospital which is part of Elysium Healthcare, please find below a summary of concerns I have with reference to the licensing application- 20/00133/LQN

"Thornford Park delivers care and treatment to patients with complex care needs and an important element of this is the environment. Part of the therapeutic effectiveness of Thornford Park is enhanced by the surrounding countryside which gives our patients an opportunity to access the community in a relatively safe way. Any increase in traffic or noise would potentially have an impact upon our patients, it may impact upon their sleep patterns which can be a risk to their recovery from their illness and additional traffic increases the potential for road traffic incidents at the main entrance of the hospital. In addition to this the road needs to be kept clear at all times for emergency vehicles to access the hospital and again this could be compromised if there is a marked increase in road usage and parking. The presence of a public entertainment business directly opposite the hospital may also attract attention from our patients themselves which could be disruptive to the patient and quite possibly disruptive to their business. It is in these areas that we have to challenge this application"

Please do not hesitate to contact me if you would like to discuss anything further

Regards
Jo

Jo Sherman
Hospital Director
Elysium Healthcare – Thornford Park Hospital

T:
D:
I:
E: _____
A: Elysium Healthcare, Thornford Park Hospital, Crookham Hill, Thatcham, Berks. RG19 8ET



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This e-mail and any attachments transmitted with it, including replies and forwarded copies subsequently transmitted (which may contain alterations), contain information which may be confidential and which may also be privileged. The content of this e-mail is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s), or the person authorised as responsible for delivery to the intended recipient(s), please note that any reading, printing, storage, disclosure, copying or any other action taken in respect of this e-mail is strictly prohibited and may be unlawful. If you have received this e-mail in error please notify the sender of this email immediately and permanently delete and destroy and copies of it. Elysium Healthcare Limited (04063391), Elysium Healthcare No.2 Limited (06244878), Elysium Healthcare No.3

Limited (02989725), Elysium Healthcare No.4 Limited (03257732), Elysium Healthcare (Farndon) Limited (05255132), Elysium Neurological Services (Badby) Limited (05558328), Elysium Neurological Services (Adderley) Limited (09595914), Stanley House Limited (05755615), Elysium Healthcare (Lighthouse) Limited (05820919), Elysium Healthcare (Acorn Care) Limited (03147293), Elysium Healthcare (Phoenix) Limited (04227738), Elysium Healthcare (Healthlinc) Limited (01440442), Elysium Healthcare (Field House) Limited (05148271), Elysium Care Partnerships No.2 Limited (05442152), The Bridge Care Centre Limited (10310700), Darlington Neurological Care Centre Limited (10532297) Elysium Healthcare (Ann House) Limited (08624668), Elysium Healthcare (Gregory House) Limited (08943865), Elysium Care Partnerships Limited (06045903), Pendarren Court Limited (09577953), Elysium Healthcare (St Mary's) Limited (05131149), Elysium Healthcare (All Saints) Limited (07807446), Focus on Care Recruitment Limited (04012937), The Chimneys Limited (10282525) all of which are registered in England and Wales. Registered Office: Imperial Place, Maxwell Road, Borehamwood, WD6 1JN Elysium Healthcare Group Limited (62722), which is registered in Guernsey. Registered Office: PO Box 286, Floor 2, Trafalgar Court, St Peter Port, Guernsey, GY1 4LY.

Amanda Ward

From: Carole Packer <carole.packer@westberks.gov.uk>
Sent: 30 March 2020 15:18
To: Licensing
Cc: Carole Packer
Subject: Re: 20/00133/LQN associated documents
Attachments: CP_20_00133_LQN Representation Form_Signed.pdf

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Hello,

Please see attached signed representation in relation to the referenced application.

I would be grateful if you could confirm receipt.

Kind regards,

Carole

From: Carole Packer <carole.packer@westberks.gov.uk>
Sent: 18 March 2020 16:26
To: Licensing <Licensing@westberks.gov.uk>
Subject: Re: 20/00133/LQN associated documents

Hi Cheryl,

Thank you very much for sending so quickly.

Kind regards,

Carole

Get [Outlook for iOS](#)

From: Licensing <Licensing@westberks.gov.uk>
Sent: Wednesday, March 18, 2020 4:00 pm
To: Carole Packer
Subject: RE: 20/00133/LQN associated documents

Good Afternoon

Please find attached the application form and plans for Pinchington Manor.

Also attached the representation form which should be completed if you wish to submit an objection.

Kind Regards

Cheryl Lambert
Technical Officer - Licensing

Public Protection Partnership

A shared service provided by Bracknell Forest Council, West Berkshire District Council and Wokingham Borough Council.

Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD
01635 519 184 | Ext 2184 | cheryl.lambert@westberks.gov.uk



web: www.publicprotectionpartnership.co.uk
facebook: [@publicprotectionpartnership](https://www.facebook.com/publicprotectionpartnership)
twitter: [@PublicPP_UK](https://twitter.com/PublicPP_UK)

**Public Protection
Partnership**

From: Carole Packer [mailto:..]
Sent: 18 March 2020 15:46
To: Licensing <Licensing@westberks.gov.uk>
Cc: ..
Subject: 20/00133/LQN associated documents

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Hello,

I am a resident near to the address referenced in the above application.

Being as there are certain contact restrictions in place currently, would you please be able to advise if the register documents can be shared via email?

Look forward to your response.

Kind regards,

Mrs Carole Garrod

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This email and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed may not necessarily represent those of West Berkshire Council. If you are not the intended recipient of this email, you must neither take any action based upon its contents, nor copy or show it to anyone. Please contact the sender if you believe you have received this e-mail in error. All communication sent to or from West Berkshire Council may be subject to recording and or monitoring in accordance with UK legislation, are subject to the requirements of the Freedom of Information Act 2000 and may therefore be disclosed to a third party on request.

LICENSING ACT 2003

Representations

Under the Licensing Act 2003 objections can be raised against an application for a new premises licence or a variation of an existing licence. The term used in the 2003 Act, regulations, and associated guidance is 'relevant representations'.

In brief 'relevant representations' is an expression used in the Act for comments, including objections on applications. For a representation to be relevant it must relate to the effect of the grant of the licence on the promotion of one or more of the four licensing objectives:

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

The key documents upon which Local Authorities rely is the Guidance issued under section 182 of the Licensing Act 2003 published by the Home Office and the Council's own Statement of Licensing Policy. These documents can be found at: www.gov.uk/government/publications/section-182-of-the-licensing-act-2003-amended-guidance

Making a relevant representation

Any persons and responsible authorities can make representations to the licensing authority, if they wish to do so. Representations must be made in writing to Licensing at West Berkshire Council, Culture and Environmental Protection, Environmental Health & Licensing, Council Offices, Market Street, Newbury, Berkshire RG14 5LD or by email to licensing@westberks.gov.uk

Your representations must reach us within the 28 day statutory consultation period. If you are unsure when the end date for consultation is, you can check on the Council's website for a list of current applications for Premises Licences which can be found at: www.westberks.gov.uk/index.aspx?articleid=28111

Your representation must relate to the premises which is the subject of the application and the Licensing Objectives. If your representation does not relate to one or more of the Objectives and does not relate to the premises or application in question, it will be invalid and rejected.

Your representation must also be based on evidence or your experience and not on fear or speculation. Representations which are considered to be frivolous, vexatious or relating to competition from other businesses will not be considered.

What happens next?

If your representation is deemed to be relevant a copy will be sent to the applicant. The applicant may offer to change their application to try to satisfy your concerns.

If your concerns cannot be alleviated and you choose not to withdraw your representation, the application will be determined at a meeting of the Council's Licensing Sub-Committee and your representation and personal details will form part of the report and recorded decision, which are all public documents.

The Hearing

The Hearing will take place before a Licensing Sub-Committee which is made up of three Councillors selected from the full Licensing Committee. The applicant, objectors / representatives of objectors, and any responsible authority, will receive a Notice of Hearing. The Notice will set out the date, time and location and explains the procedure to be followed at the Hearing.

In making decisions the Sub-Committee will take into account all of the written and verbal evidence before them. They also have a duty to take into account the Licensing Objectives set out in the Licensing Act 2003, the Council's Statement of Licensing Policy and Guidance issued by the Secretary of State.

The Decision

The Committee has five working days to make their decision and written confirmation will be distributed to all parties. If any party is unhappy about the decision, there is a right of Appeal to the Magistrates Court within 21 days of receipt of the decision.

LICENSING ACT 2003

Representations

Details of the representee:

Name ...Mrs Carole Garrod.....

Address.... , Crookham Hill, Crookham Common, Thatcham.....

Postcode.....RG19 8BW.....

Telephone Number

Email address

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number.....20/00133/LQN.....

Name of PremisesPinchington Hall.....

Premises Address Pinchington Hall, Crookham Hill, Thatcham.....

Postcode.....RG19 8DQ.....

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:

The application references use of door supervisors where necessary, but doesn't indicate any search policy. Thatcham community policing, has a priority initiative to reduce the misuse of illegal substances. The application doesn't offer any insights as to how this would be managed, without needing the direct assistance of local law enforcement. This license would encourage persons outside of the community who might engage in illegal behaviour

Section 3 and the Operating Schedule, indicates alcohol would be provided and consumed in the main sitting rooms on the ground floor and the lower ground floor in the cinema and games room. The plan accompanying the application, indicates all areas to be licenced, which is contrary to the main body of the application. How would alcohol consumption be managed beyond the rooms listed in the main application? What are the rooms where alcohol would be consumed, as the plan references a number of rooms, though one is referred to as "Sitting Room".

The road directly outside the premises is regularly subject to anti-social driving behaviour. There has recently been an increase of speeding within the vicinity. The 40mph limit is not monitored and as a resident, despite driving with all appropriate due care and attention, find that traffic down the hill, is moving at an excessive and often dangerous speed.

The application doesn't reference the numbers of people to be in attendance, be that a minimum or a maximum based on the recommended capacity of the premises. There is no indication as to the capacity, nor the number of staff members to manage situation either internally or externally, so it is challenging to understand fully the impact to Crime & Disorder.

Public Safety:

The plan accompanying the application, provides detail of the rooms found on the first and upper floor, however there is no detailed view of the "rooms" found in the basement area. There is not, it would appear, multiple exit routes from the basement area, for use in the event of an emergency. The plans would suggest that if the central room with staircase became impassable, there would be no other point of exit available.

Unless with prior agreement, the plan provided doesn't offer a scale to represent the sizing of the premises.

There is no indication within the plan or referenced in the application, the fire safety equipment that would be available in the premises. There isn't reference to any kind of smoke detection / suppression system nor reference to fire extinguishers.

There are a limited number of cloakrooms available. The en-suite facilities presumably would remain for the sole use of the occupants of the bedrooms.

The road directly outside the premises is regularly subject to anti-social driving behaviour. There has recently been an increase of speeding within the vicinity. The 40mph limit is not monitored and as a resident, despite driving with all appropriate due care and attention, find that traffic down the hill, is moving at an excessive and often dangerous speed.

There are no streetlights or public pathways to or from the location. It would be a danger to arriving / departing visitors were they not to drive or take a registered taxi. There is no after-hours bus services.

The Prevention of Public Nuisance:

The area surrounding the premises, is renowned for being peaceful after dark. Permitting music and open air cinema activity, would create noise pollution.

The road directly outside the premises is regularly subject to anti-social driving behaviour. There has recently been an increase of speeding within the vicinity. This is referenced in the Thatcham Thames Valley Police newsletter.

The 40mph limit is not monitored and as a resident, despite driving with all appropriate due care and attention, find that traffic down the hill, is moving at an excessive and often dangerous speed. The increase in traffic from both a potential behaviour and certainly road noise perspective, would be affecting.

The application refers to extended licensing hours. There are no similar establishments in the vicinity. The nearest public house, The Travellers Friend on Crookham Common Road has opening hours until 23:00. There would be a risk, with the applications extended hours, that uninvited parties may try to attend causing noise and a disturbance as they are managed away from the premises. Once ejected, they would then likely cause a nuisance to other residents including the residents of the Psychiatric Care Home, directly opposite.

The Protection of Children from Harm:

The application references there will be no gaming machines, then refers to appropriate restrictions. It is not clear whether there would be gaming machines.

Whilst the care facility opposite the premises is for young adults, the persons who are resident have "mental illness/ complex care needs as well as those with

personality disorder. Patients may have histories of offending and/or may have failed in previous placements." The introduction of activity in their close proximity, which may cause undue distress for the residents, or complications for the care staff, ought not to be under estimated.

Signed:.....

Date: 30th March 2020.....

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD

Amanda Ward

From: Licensing
Sent: 31 March 2020 08:10
To: Amanda Ward
Subject: FW: Objection to License Ref. 20/00133/LON
Attachments: CG_20_00133_LQN Representation Form_Signed.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Kind Regards

Cheryl Lambert
Technical Officer - Licensing

Public Protection Partnership

A shared service provided by Bracknell Forest Council, West Berkshire District Council and Wokingham Borough Council.

Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD
01635 519 184 | Ext 2184 | cheryl.lambert@westberks.gov.uk



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facebook: [@publicprotectionpartnership](https://www.facebook.com/publicprotectionpartnership)
twitter: [@PublicPP_UK](https://twitter.com/PublicPP_UK)

**Public Protection
Partnership**

From: Garrod, Craig [mailto:craig.garrod@westberks.gov.uk]
Sent: 30 March 2020 18:14
To: Licensing <Licensing@westberks.gov.uk>
Subject: Objection to License Ref. 20/00133/LON

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Sirs,

Please find attached my objections in relation to application Ref 20/00133/LON in regards to a change of use / application at Pinchington Hall, Thatcham.

As a local resident, less than ¼ mile away I object to this application and my comments are listed in accordance with your guidelines.

Confirmation of receipt would be appreciated, I note the date of sending is 30th March 2020 and the time approximately 1815 hours.

Kind regards,
Craig Garrod

LICENSING ACT 2003

Representations

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Your representations must reach us within the 28 day statutory consultation period. If you are unsure when the end date for consultation is, you can check on the Council's website for a list of current applications for Premises Licences which can be found at: www.westberks.gov.uk/index.aspx?articleid=28111

Your representation must relate to the premises which is the subject of the application and the Licensing Objectives. If your representation does not relate to one or more of

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The Decision

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Public Protection
Partnership | Bracknell Forest
West Berkshire
Wokingham

LICENSING ACT 2003

Representations

Details of the representee:

Name ...Mr Craig Garrod.....

Address.... .., Brookham Hill, Crookham Common, Thatcham.....

Postcode.....RG19 8BW.....

Telephone Number

Email address

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number.....20/00133/LQN.....

Name of PremisesPinchington Hall.....

Premises Address Pinchington Hall, Crookham Hill, Thatcham.....

Postcode.....RG19 8DQ.....

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Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

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The application references use of door supervisors where necessary, but doesn't indicate any search policy. Thatcham community policing, has a priority initiative to reduce the misuse of illegal substances. This license will encourage persons outside of the community significantly increasing the risk of illegal behaviour

Section 3 and the Operating Schedule, indicates alcohol would be provided and consumed in the main sitting rooms on the ground floor and the lower ground floor in the cinema and games room. The plan accompanying the application, indicates all areas to be licenced, which is contrary to the main body of the application. How is this to be managed?

The road directly outside the premises is regularly subject to anti-social driving behaviour. There has recently been an increase of speeding along Crookham Road and Crookham Hill. The 40mph limit is not monitored and as a resident, despite driving with all appropriate due care and attention, find that traffic down the hill, is moving at an excessive and often dangerous speed. Furthermore, as a local resident, my drive on Crookham Hill is frequently misused as a car park with rubbish left and loud music playing by the parked cars. Based on the proposed operating hours of Pinchington Hall this is likely to increase further.

The application doesn't reference the numbers of people to be in attendance, be that a minimum or a maximum based on the recommended capacity of the premises. The application doesn't include capacity numbers, either staff or guests. Without clarification it is difficult to understand the impact on local law enforcement, traffic and other risks associated to large gatherings.

Public Safety:

The plan accompanying the application, provides detail of the rooms found on the first and upper floor, however there is no detailed view of the "rooms" found in the basement area. There is not, it would appear, multiple exit routes from the basement area, for use in the event of an emergency. The plans would suggest that if the central room with staircase became impassable, there would be no other point of exit available.

There are a limited number of cloakrooms available. The en-suite facilities presumably would remain for the sole use of the occupants of the bedrooms.

The road directly outside the premises is regularly subject to anti-social driving behaviour. There has recently been an increase of speeding within the vicinity. The 40mph limit is not monitored and as a resident, despite driving with all appropriate due care and attention, find that traffic down the hill, is moving at an excessive and often dangerous speed.

There are no streetlights or public pathways to or from the location. It would be a danger to arriving / departing visitors were they not to drive or take a registered taxi. There is no after-hours bus services.

The Prevention of Public Nuisance:

The area surrounding the premises, is renowned for being peaceful after dark. Permitting music and open air cinema activity, would create noise pollution.

The road directly outside the premises is regularly subject to anti-social driving behaviour. There has recently been an increase of speeding within the vicinity. This is referenced in the Thatcham Thames Valley Police newsletter.

The road directly outside the premises is regularly subject to anti-social driving behaviour. There has recently been an increase of speeding along Crookham Road and Crookham Hill. The 40mph limit is not monitored and as a resident, despite driving with all appropriate due care and attention, find that traffic down the hill, is moving at an excessive and often dangerous speed. Furthermore, as a local resident, my drive on Crookham Hill is frequently misused as a car park with rubbish left and loud music playing by the parked cars. Based on the proposed operating hours of Pinchington Hall this is likely to increase further.

The application refers to extended licensing hours. There are no similar establishments in the vicinity. The nearest public house, The Travellers Friend on Crookham Common Road has opening hours until 23:00. There is a risk, with the applications extended hours, that uninvited parties may attempt to "gatecrash" causing noise and a disturbance as they are potentially managed away from the premises. Once ejected, they would then likely cause a nuisance to other residents including the residents of the Psychiatric Care Home, directly opposite.

The Protection of Children from Harm:

The application references there will be no gaming machines, then refers to appropriate restrictions. It is not clear whether there would be gaming machines.

Whilst the care facility opposite the premises is for young adults, the persons who are resident have "mental illness/ complex care needs as well as those with personality disorder. Patients may have histories of offending and/or may have failed in previous placements." The introduction of activity in their close proximity, which may cause undue distress for the residents, or complications for the care staff, ought not to be underestimated.

Signed:.....

Date: 29th March 2020.....

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD

Amanda Ward

From: simon fisher <[redacted]>
Sent: 02 April 2020 16:40
To: Amanda Ward
Subject: Re: Pinchington Hall, Crookham Hill, RG19 8DQ

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Amanda,

I hope you can accept an addendum to my email (30 Mar) objecting to the proposed premises licence for Pinchington Hall

In addition to the reasons I have already set out, I should like to point out that there are also child safety concerns associated with the proposal. A number of family homes are under construction immediately adjacent to Pinchington Hall. The noise throughout the night at weekends (even up to the proposed Mon-Thurs limit of 11.00 pm) would lead to sleep deprivation and disturbed learning and behaviour patterns (I speak as a retired Deputy Headteacher with pastoral responsibilities) in any children living in these houses. It would also be irresponsible to allow the provision and consumption of alcohol by a possibly large and unmonitored group of people in such close proximity to the children of the new estate.

With thanks,

Best wishes,

Simon Fisher (and Balu Sudra), Laundry Cottages, RG198BR

On 1 Apr 2020, at 12:24, simon fisher <[redacted]> wrote:

Thank you, Amanda - I appreciate your response.

Best wishes,

Simon.

On 1 Apr 2020, at 10:29, Amanda Ward <Amanda.Ward@westberks.gov.uk> wrote:

Dear Simon

**Licensing Act 2003
Representation concerning Premises Licence
Pinchington Hall, Crookham Hill, Crookham Common, Thatcham,
RG19 8DQ**

Thank you for your representation regarding the above application.

Your comments will be made available to the applicant and any comments in answer will be communicated to you either directly by the applicant or through this department.

If a hearing of the application before the Licensing Sub-Committee is necessary, details of the date and time will be sent out by West Berkshire Council Strategic Support at least ten days before the date of the hearing.

Yours sincerely

Amanda Ward
Lead Officer Licensing

Public Protection Partnership

A shared service provided by Bracknell Forest Council, West Berkshire Council and Wokingham Borough Council.

☎ (01635) 519976 (external) ☎ Ext no 2976 amanda.ward@westberks.gov.uk

Please note I do not work on a Wednesday

<image001.jpg> <image002.jpg> <image003.jpg>

web:	www.publicprotectionpartnership.org	Public Protection Partnership
twitter:	@PublicPP_UK	
facebook:		

From: simon fisher [<mailto:sir>]
Sent: 30 March 2020 16:26
To: Licensing <Licensing@westberks.gov.uk>
Cc: Balu Sudra <balu.sudra@westberks.gov.uk>
Subject: Pinchington Hall, Crookham Hill, RG19 8DQ

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Sir or Madam,

We strongly oppose the application for a premises licence for the above property.

It is incompatible with the original planning consent (13/01637/FULLMAJ) which reads : in the event that the residential use of the converted building is not brought into use or does not continue; the change of use of the Crookham House building to offices (Use Class B1(a)).

We note that the applicant, in section J, wishes " to permit the sale of alcohol 24 hours daily to residents and bona-fide guests of the hotel (sic)". And again, in section L " the premises shall remain open 24 hours a day for hotel (sic) residents..." Planning was granted (see

above paragraph) for residential use or, failing that, for office use. There is no mention of using the Hall as a hotel. Furthermore, there is not adequate provision of toilets on the premises.

Our opposition, therefore, is on the following grounds:

- There is a contradiction between this application and the planning consents granted to the Hall.

- We live about 450 yards away from the proposed licensed premises, at [REDACTED], Laundry Cottages, Crookham Common Road, RG198BR. The aural disruption of films being shown, or music played, either indoors or outdoors, until 2.00 am or even "for pre-booked events" until 3.00 am would be intolerable to us personally and in this rural/residential area certainly a public nuisance. The property is to the west of our house and the prevailing wind is from that direction. Across the peace of Crookham Common the nuisance would be severe. In addition, the rich wildlife - birds and mammals - would undoubtedly suffer.

- Access to the property in question is from Crookham Hill, a C-class rural road with sharp bends and a steep hill, opposite and close to a medium secure detention unit. Ingress and egress of considerable numbers of vehicles would be a safety issue.

- The sale of alcohol, potentially 24 hours a day (see section J), brings with it the danger of disruption and anti-social behaviour. The local police are overstretched as it is, and the Hall is some way from Newbury Police Station. The application does not tend, therefore, towards the prevention of crime and disorder or public nuisance, but indeed makes both more likely.

We remain

Yours faithfully,

Simon Fisher and Balkrishan Sudra, Laundry Cottages RG19 8BR.

This email and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed may not necessarily represent those of West Berkshire Council. If you are not the intended recipient of this email, you must neither take any action based upon its contents, nor copy or show it to anyone. Please contact the sender if you believe you have received this e-mail in error. All communication sent to or from West Berkshire Council may be subject to recording and or monitoring in accordance with UK legislation, are subject to the requirements of the Freedom of Information Act 2000 and may therefore be disclosed to a third party on request.

Amanda Ward

From: Licensing
Sent: 31 March 2020 08:09
To: Amanda Ward
Subject: FW: Pinchington Hall
Attachments: Representation Form-FnS.doc

Follow Up Flag: Follow up
Flag Status: Flagged


Kind Regards

Cheryl Lambert
Technical Officer - Licensing

Public Protection Partnership

A shared service provided by Bracknell Forest Council, West Berkshire District Council and Wokingham Borough Council.

Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD
01635 519 184 | Ext 2184 | cheryl.lambert@westberks.gov.uk



web: www.publicprotectionpartnership.co.uk
facebook: [publicprotectionpartnership](https://www.facebook.com/publicprotectionpartnership)
twitter: [@PublicPP_UK](https://twitter.com/PublicPP_UK)

**Public Protection
Partnership**

From: Frank Huxtable [
Sent: 30 March 2020 19:47
To: Licensing <Licensing@westberks.gov.uk>
Subject: Pinchington Hall

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Sir
Please find attached our representations reference to Pinchington Hall, Crookham Hill, Thatcham, Berkshire RG19 8DQ

Licensing application number 20/0133/LQN.

yours faithfully

Francis and Shirley Huxtable

LICENSING ACT 2003

Representations

Details of the representee:

Name ...Francis and Shirley Huxtable...

Address....

Basingstoke Road

Greenham Common

Thatcham

RG19 8HW

.....
Telephone Number .

.....
Email address ...

.....
Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application
Number...20/0133/LQN.....

Reference

Name of Premises

Pinchington Hall.....

Premises Address.....Crookham Hill

Crookham Common

Thatcham.....

Postcode..... RG19 8DQ

.....

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:

.....
.....
.....
.....

Public Safety:

Access to the site is from Crookham Hill Road which is both narrow and winding and not suitable for large numbers of vehicle which will need to visit the site both before and after an event.

.....
.....
.....
.....

The Prevention of Public Nuisance:

.....Pinchington Hall is located directly opposite and in close proximity to Thornford Park Hospital; which caters for people with mental health problems, those

requiring complex care, have personality and psychiatric disorders and the elderly and physically frail. There will be adverse effects on all of the patients both those in confinement and those being prepared for release as the noise from outside live and recorded music until the early hours (until 0200 and 0300 for booked events) will be very disturbing. This will also affect those who work and live on the premises. In addition to this there will be disturbance from vehicular activity both before and after any event.

Noise from these events with such late concluding times will have an adverse effect on residents over a wide area of Crookham, Greenham and further afield as noise will travel long distances due to the lay out of the land.

.....
.....
.....
.....

The Protection of Children from Harm:

.....
.....
.....
.....

Signed:.....

.....

Date:...30/03/2020

.....

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD.

Amanda Ward

From: Jenks, Alexandra <
Sent: 01 April 2020 12:40
To: Licensing
Subject: Licensing application 20/00133/LQN

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Sir or Madam,

As residents of the neighbouring property , we wish to object to the above application on the following grounds.

The location is extremely close to quiet residential housing. A business whose principle hours of business are late at night is not compatible with this location. Where alcohol is involved, the possibility for inappropriate behaviour is increased.

As there is no parking available on street, this means that taxis will wait outside the entrance and block all the neighbouring properties' access to and from their houses. . The premises has only enough space for 4 cars on its own property. Parking ones vehicle on the street at night has its inevitable risks attached. Likewise due to the lack of any available public transport in the area, this will also encourage people to drink and drive due to the rural location. If that risk of possible damage is increased by introducing a considerable number of people, late at night and having been in an environment where alcohol and possibly other substances are involved, then this is not an acceptable risk to have placed on existing residents. Generally any activity involving increased numbers of people, vehicles, music and alcohol after 19:30 at night is not appropriate for a residential area and it increases the possibility of becoming a public nuisance and significantly raises the risk of criminal and disorderly behaviour. There are no street lights in the area, which again poses a risk to safety. Undoubtably people will spill out of the premises to smoke and cause further disturbance to residents.

In addition, the application for the proposed premises licence is less than 100 metres from our house (other houses are much closer) and includes an application for recorded music with the addition of live music. Again, I feel this is likely to cause a noise nuisance to local residents.

Late night drinkers are not noted for their good behaviour after leaving the premises in the early hours of the morning. They are known for loud noise, arguing and urinating in front gardens, and as both The Paddocks and the new development of houses front directly onto the pavement adjacent to Pinchington Hall, this means any wall/fence post or garden will do. Also, any windows (including cars) facing the pavement will be a target for smashing.

No doubt this will increase call outs for Thames Valley Police who are already notoriously slow in responding to rural properties and local residents will be expected to foot the bill.

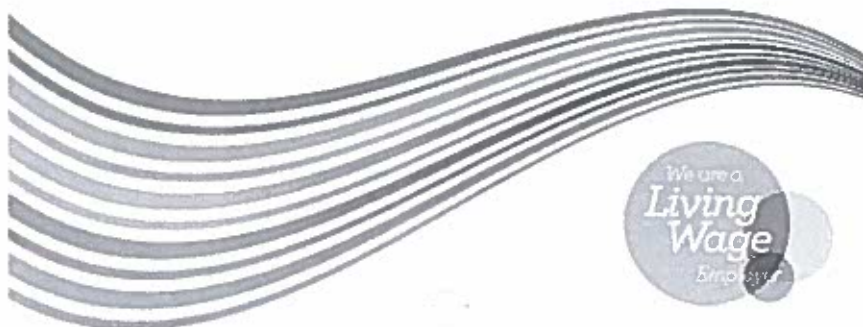
As neighbouring residents of , we are disgusted that no letter was sent and were only notified of this when a flurry of blue notices were put up at short notice.

Kind Regards,

Miss Alexandra Jenks
Wayleaves Officer – Engineering Design SEPD
Office: 0. internal e.
Email/Skype IM:



**Scottish & Southern
Electricity Networks**



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www.ssen.co.uk

Mr. RK Clifford

**Crookham Common rd
Crookham Common
Thatcham
Berkshire
RG19 8EH**

Dear Sir / Madam

Please find attached my reasons why Pichington Hall should not be give approval for a Licence Premises. Pinchington Hall was converted into a single dwelling after been being abandoned from its days as a school. In my opinion the main reason that the current owner wishes to licence the premises is that due to a bad business decision to convert the property into a single dwelling and they now can not sell it on the open market.

Best Regards

Roger Clifford

LICENSING ACT 2003

Details of the Representee:

Name **Roger K Clifford**

Address **Crookham Common rd, Crookham Common,
 Thatcham, Berkshire**

Postcode **RG19 8EH**

Telephone

Email Address

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the representations made.

Details of the application to make representation(s) on:

Application Reference Number 20/00133/LQN

Name of Premises **Pinchington Hall**

Premises address **Crookham Hill, Crookham Common, Thatcham**

Post Code **RG19 8D**

The Prevention of Crime & Disorder

1. Pinchington Hall is directly opposite Thornford Park Secure Hospital. A Licensed premises, especially with the very late opening hours would not only be a serious noise issue for the hospital, it would also encourage some of the patients who may have had drink & drug issues to try and leave the hospital to gain access at the licence premises. This would not only cause a serious issue with the licensed premises, but also the residential properties in the area.

Public Safety

Access and parking.

1. Access to Pinchington hall is via a shared drive from Crookham Hill. This shared drive is used by 13 family detached homes, which are currently under construction. Permission for this development was given as part of the refurbishment of Pinchington hall as a single development, not a licensed establishment.
2. Current parking for Pinchington Hall has limited parking space for approximately 16 places. Parking on Crookham hill would be a public safety issue considering the speed of the traffic on Crookham hill. In addition parking on Crookham Hill would cause serious danger to the flow of traffic especially at the blind bends at the top of the hill where Crookham Hill meets Crookham Common rd.
3. A Licence premises close to Greenham Common where families and Children use regularly use could become a public safety issue, especially in the summer with the light evenings.
4. Pinchington Hall is directly opposite Thornford Park Secure Hospital. A Licensed premises, especially with the very late opening hours would not only be a serious noise issue for the hospital, it would also encourage some of the patients who possible had drink & drug issue to try and leave the hospital to gain access to drink at the licence premises.

The Prevention of Public Nuisance

1. The nearest Police station is Newbury, therefore any disturbances at Pinchington Hall would firstly cause extra burden on the reduced Police force, secondly it would take Police away from the built up areas of Newbury, Thatcham & Reading where they are required due to the population numbers.

The Protection of Children from Harm

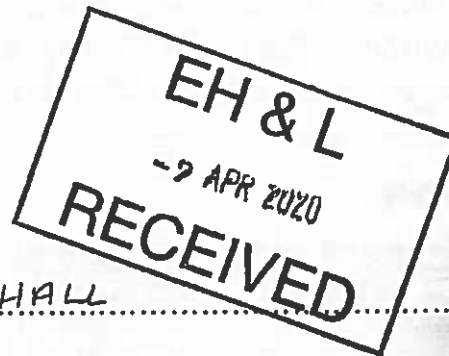
A Licence premises close to Greenham Common where families and Children use regularly use could become a public safety issue, especially in the summer with the light evenings

Signed

Date 30/3/2020

LICENSING ACT 2003

Representations



Details of the representee:

Name MRS HEATHER MARSHALL

Address.. LARCH DRIVE

... CROOKHAM PARK, THATCHAM, BERKS

Postcode.. RG19 8QW

Telephone Number

Email address

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number 20/00133/LQN

Name of Premises Pinchington Hall

Premises Address Crookham Hill, Crookham Common, Thatcham

Postcode RG19 8DQ

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:

..... QUITE THE OPPOSITE DRINKING FOR LENGTHY
..... PERIODS AND PARTYING CAN PROVOKE BAD BEHAVIOUR
..... AND POSSIBLE DRIVING MISDEMEANOURS
.....

Public Safety:

..... THE EXIT FROM THE HALL WOULD CREATE MORE
..... OF A TRAFFIC HAZARD.
.....
.....

The Prevention of Public Nuisance:

..... IF PERMISSION IS GRANTED ON THE PROPOSED
..... LINES NOISE IN THE EARLY HOURS WOULD BE
..... A BIG ISSUE FOR HOSPITAL STAFF, INMATES AND EVEN
..... ~~THE~~ SOME PARK HOME RESIDENTS.
.....

The Protection of Children from Harm:

..... I'D NOT SEE THIS AS AN OBJECTIVE
.....
.....
.....

Signed:

Date: March 27th 2020

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD

Mrs Mavis Pinnock
Crookham Common, Thatcham, West Berkshire RG19 8DH

30th March 2020 .

Re: Pinchington Hall.

Application ref No: 20/00133/LGN

With reference to my earlier correspondence regarding this application. There are some errors relating to the name of the venue. I had believed it to be called "Crookham House". I was incorrect. (I do not have

access to the internet at present, the speed here is too slow and sky. Vodafone etc will not supply a service, so we will wait for Gigaclear to, maybe, agree but they are very slow!) - so apologies for the error.

However my opinions remain the same.

With thanks.



LICENSING ACT 2003

Representations

Details of the representee:

Name Mrs. A. Pinnock

Address Crookham Common

Thatcham

Postcode RG19 8DQ

Telephone Number

Email address

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

31st March 2020

Application Reference Number 20/00133/LQN

Name of Premises Pinchington hall

Premises Address Crookham Hill, Crookham Common, Thatcham

Postcode RG19 8DQ

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:

One trusts the venue will not be ~~lost~~ with crime but disorder is possible with alcohol being available until 3am for function or 2am or 2:30am generally on Friday & Saturdays.

Public Safety:

The increase in road traffic for the venue will increase the risk for road traffic accidents as will the use of the junction to Pinckington Hall.

The Prevention of Public Nuisance:

This relates to the music, live, recorded or film score especially in the open air possibly until 3:30am which will cause noise nuisance to residents and possibly Thornford Park Hospital.

The Protection of Children from Harm:

One trusts no child will be harmed while attending the venue.

Signed:.....

Date: 30th March 2020

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD



LICENSING ACT 2003

Representations

Details of the representee:

Name **ROBIN BREAKSPEAR**
Address **CROOKHAM COMMON**
..... **THATCHAM**
Postcode **RG19 8DH**
Telephone Number
Email address

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number **20/00133/LON**
Name of Premises **PINCHINGTON HALL**
Premises Address **PINCHINGTON HALL, CROOKHAM HILL**
..... **CROOKHAM COMMON, THATCHAM**
Postcode **RG19 8DQ**

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:

Concern about disorderly conduct particularly when leaving the venue if alcohol is available from 11 o'clock until the early hours of the morning.

Public Safety: Additional risk of road traffic accidents due to patrons/delivery drivers accessing/leaving venue on Crookham Hill Road at a point with limited visibility & opposite Thornford hospital. The hill already has a weight limit and regular traffic queues to Thatcham level crossing. There are no public footpaths on C.H. road & in some places no verges to walk on. The bus service is infrequent so most access will be by car.

The Prevention of Public Nuisance:

As a local resident due east of venue I am concerned about disturbance by noise if music is permitted to be played outside everyday from lunch time until late. Pinchington Hall is based on an old house unlikely to be fully soundproofed. Its proximity to established residents, Thornford Bk hospital and new housing is concerning. Light & noise pollution is likely to affect wildlife on Greenham & Crookham commons which are

The Protection of Children from Harm:

SSSIs and public amenities

Signed:

Date:

28/3/20

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD