

## LICENSING ACT 2003

### Representations

Details of the representee:

Name **David Saul (DS) and Langley Sharp (LS)**

Address [REDACTED]

Postcode **RG17 0** [REDACTED]

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 **23636**

Name of Premises **Hungerford Park**

Premises Address **Hungerford Park, Hungerford, Berkshire**  
Postcode **RG17 0UU**.

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):

## Situation



The entrance currently used by Hungerford Park for all commercial activity is the track marked on the map above, which passes directly in front of Old Cold Harbour Cottages Nos. 1 & 2. Hungerford Park and surrounding villages have views of the North Wessex Downs and are situated well within an area designated as an Area of Outstanding Natural Beauty (AONB).

This is an unmade-up lane which junctions with the minor road, Inkpen Road. Our concerns about the application, detailed below, are significantly based on the issues resulting from the proximity to our houses, as well as our experiences of the danger at the junction and how this access is currently, and has previously, been used.

## Comment on the application:

We have recently visited Hungerford Park by invitation, and it would be useful to relate some of the additional points not mentioned in the application.

1. Spirit Barn and Tap Room.  
During our visit, this area was constantly referred to as the “Cider Barn” which is shown elsewhere on the application maps and is the building we were told would provide public access for alcohol consumption (presumably not limited to cider).

This building has a footprint of some 600-700sqm together with a mezzanine

floor access via a wide staircase. A long bar has been built just inside the entrance to the building. There are no windows.

We are told that the intention is to open this building to the public for casual drinking, with additional access directly from the Hungerford Common, to which the Park estate abuts. It was stated that this venue would open several nights a week, with an initial focus on Thursday to Sunday nights (albeit the application states 7 days a week). The intention is that an alcohol license from 07:00 to 24:00 would be granted. There is also an intention to serve food on a 'pop-up' basis.

2. The application states that the Fungi Club have premises in Hungerford Park and that the Fungi Club "*offer licensed dining with café/restaurant and retail shop*". We believe these activities are not present at Hungerford Park but through the Fungi Club premises in Hungerford High St.
3. Live and recorded music. This is restricted to only when weddings or other events are held at the walled garden. This is 500m from the Cold Harbour community. Such events are most likely to be held over the summer months, with the activity scheduled to stop at midnight if the application is approved.

We note that there is no restriction on music being played in any of the premises and we would be concerned if, for example, the Spirit Barn and Tap Room was used for this purpose since this is only 300m from the Cold Harbour community and beside Hungerford Common.

4. "Events": It is not clear what kind of events other than weddings would be undertaken, and our concern is that this term allows for very wide interpretation.

### **The Prevention of Crime and Disorder:**

The application asks for a license covering the hours of 07:00 – 24:00. If the venue is to be used for events (e.g. weddings, parties, concerts, etc.) there will be large numbers of people driving vehicles, including service vehicles, up and down the lane at all hours, into the early morning.

Our houses and driveway are particularly vulnerable to vandalism and theft, as are isolated and hidden from view. We are fearful of late-night opportunism or vandalism. In the past, people passing our drives have broken a car window and stolen items from the car (Police were informed). We have also had an attempted garage break in, which was foiled in time. We have also experienced incidents of heavy intoxicated young people loitering around the junction in the early hours. On one occasion business signage for Hungerford Park was vandalised.

The possibilities for crime and disorder will affect the surrounding area. The psychological effect of such anti-social behaviour cannot be under-estimated, particularly for the young children (████████████████████) and the retired couple at ██████████ who have grandchildren visiting on a regular basis.

## Public Safety:

The images show the views from the junction of the access lane with the Inkpen Road.



There are several issues here:

- The junction with the Inkpen Road, which is very narrow, is dangerous in that visibility is limited in both directions and a vehicle must **protrude** onto the road in order to clearly see. Further, there are bends in both directions within 50m obscuring any on-coming traffic.
- During the day there are many walkers/joggers who use the area (increased numbers at weekends) and large numbers of vehicles travelling to the Spirit Barn and Tap Room or joining/ leaving an event would pose a danger to them.
- The entrance to Hungerford Park crosses over a public footpath which is heavily used by walkers, dog walkers and cyclists at all times during daylight and into evening hours. Because of hedgerows, vehicle drivers and walkers cannot see each other until the paths meet.
- The Inkpen Road is narrow. The junction is frequently used as a passing point for vehicles travelling on the Inkpen Road, pulling in to let oncoming vehicles pass. Regular users who exit Hungerford Park are aware of cars pulling in as they try to exit. Vehicles pulling in cannot see cars in the lane until the last moment. Larger numbers of first-time visitors would greatly increase the risk of accidents.
- Late night closing of the Spirit Barn and Tap Room or at the end of an event/ party/ concert will mean a significant increase in vehicles leaving and entering (e.g. pick-up drivers, taxis, and possible equipment collection). This further increases the risk of accidents, noise nuisance and disorderly behaviour.
- All access roads in the general area are narrow lanes with many dangerous bends. To the North are 90-degree corners and Hungerford Common. To the

south any visitor is led into a network of narrow lanes into Inkpen and Kintbury. These areas would suffer significantly from increased traffic, particularly late at night.

### **The Prevention of Public Nuisance:**

There are several issues here:

- Late-night events and late-night bar openings on a regular basis, all involving alcohol and live/ recorded music, will inevitably lead to increased noise. We have experienced summer parties being held at Hungerford Park and noise levels from music are high.
- The bigger nuisance will be the volume of traffic using the lane. We have experience of this from several previous parties held at Hungerford Park:
  - o The engine noise from cars passing all day, but particularly into the early hours of the morning. With the Spirit Barn and Tap Room regularly closing at 11pm and events licensed until midnight, there will be revelers leaving after that, and stragglers, staff and potentially equipment vehicles until much later.
  - o Noise made by the revelers. Some car windows will be open and the occupants sing, shout, and talk loudly, sometimes shouting to friends in other vehicles. We do not believe that organiser's instructions to respect residents will be effective – and in some cases can actually be provocative.
  - o Car stereos blasting. Again, instruction to not use them will not always be respected with merry revelers having been listening to live / recorded music.
  - o Arguments. When a volume of cars begins to collect at the junction choke point, this can sometimes lead to unruly behaviour from some in the queue, including horns and engine revving.
  - o We have even seen drivers / passengers stop to urinate on the side of the lane (Mrs Saul has witnessed this).
  - o Excess litter in the form of cans, bottles (including smashed glass) and food wrappings have been experienced outside our properties and on the local farmland after events at Hungerford Park.
- Vehicles **entering** the lane at the same time as leavers will further increase the likelihood of unreasonable behavior from exiting partygoers. The lane can barely take two cars side by side, so the aggravation will continue the whole length of the lane. (For this reason, most venues of this type provide a dedicated exit route or visitors for mass leaving at the end of an event.)
- Anyone who has been to a larger public event or a big wedding will witness some or all of these behaviors.
- The disruption will of course go beyond the choke point outside our houses and will affect the surrounding villages late at night as people find their way out of the area.

**The Protection of Children from Harm:**

- Our concern is the psychological impact to school-aged children from anti-social behaviour and noise nuisance.

Signed:



David Saul



Langley Sharp



Date: 24<sup>th</sup> January 2024

Please send completed form to Licensing, Public Protection Partnership, Theale Library, Church Street, Theale, Berkshire, RG7 5BZ