

## Licensing

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

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

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

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

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

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

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

Rgds

Hazel Preston-Barnes

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



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

Dear Sir or Madam,

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

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

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

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

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

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

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

Yours faithfully,

Clive and Susan Condie.

Please acknowledge receipt of this letter - thanks.



9 The Bull Meadow

Streatley

Reading

RG8 9QD

Tel: 01491 873966

Email: [paul.clarke17@virgin.net](mailto:paul.clarke17@virgin.net)

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

26<sup>th</sup> July 2012

Dear Sir or Madam

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

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

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

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

Yours faithfully

A handwritten signature in blue ink that reads "Paul Clarke".

Paul Clarke (Mr)

12 The Bull Meadow ,

Streatley,

Reading,

Berkshire,

RG8 9QD



Contact details. Mobile 07867 788 097

Email: meads12@gmail.com

To whom it may concern,

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

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

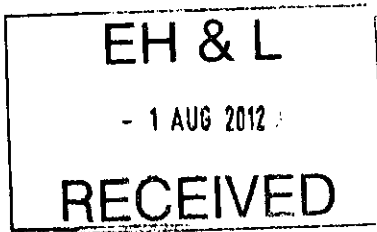
The pub is surrounded by residential families, and already the busy garden area to the rear of the pub is disruptive. Opening the pub up until midnight, will automatically incur an additional 'drinking time' of at least half an hour at the weekends.

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

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

Yours sincerely,

Melanie Meads.



17, Hill Gardens,  
Streatley on Thames  
Reading  
Berkshire  
RG8 9QF

E-Mail:- [pelcome@talktalk.net](mailto:pelcome@talktalk.net)  
Telephone 01491873200

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

27 July 2012

Dear Sir or Madam,

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

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

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

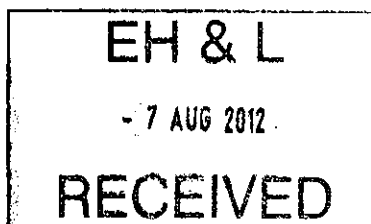
The Bull has had a long history of being a quiet 'country pub' primarily serving the needs of local people. The new management, however, seem intent on broadening the customer base away from the local community by offering cheap food and drink together with an enlarged outside beer garden. This has already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

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

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

Yours faithfully

Peter and Shirley Elcome



11 Hill Gardens  
Streatley  
Reading  
RG8 9QF

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

4<sup>th</sup> August 2012

Dear Sir or Madam

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

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

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

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

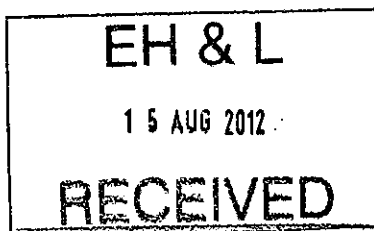
To extend the opening hours later into the evening, we feel, will prolong the disturbances to the local vicinity and create further disturbance later into the night time when residents, including children have retired for the night.

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

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

Yours faithfully,

R. & J Pugh



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

14 August 2012

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

Dear Sir,

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

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

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

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

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

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

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

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

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

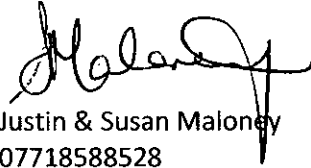
My objection mainly relates to the licensing objective, Prevention of Public Nuisance, based on the following concerns:

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

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

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

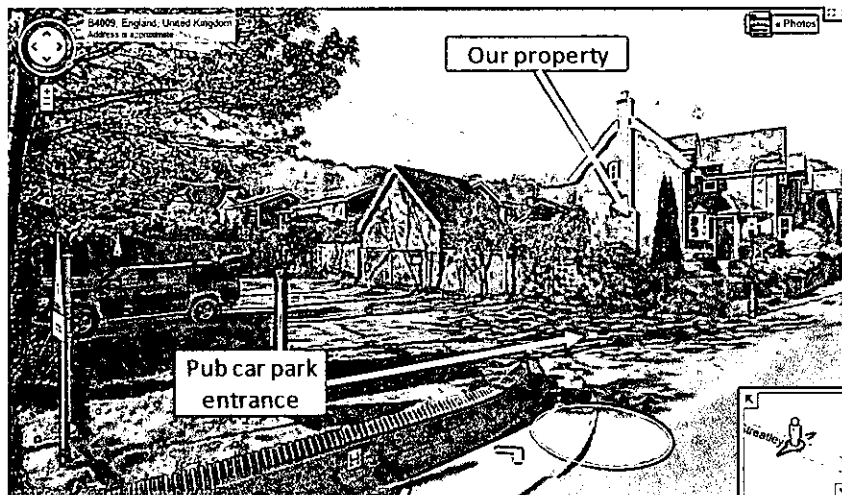
Yours faithfully



Justin & Susan Maloney  
07718588528

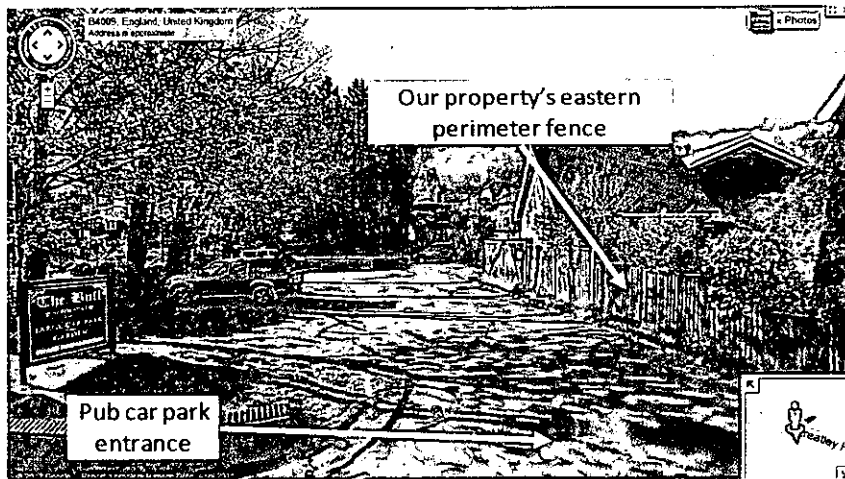
**Photos illustrating proximity of pub, beer garden and car park to our property (from Google Maps)**

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

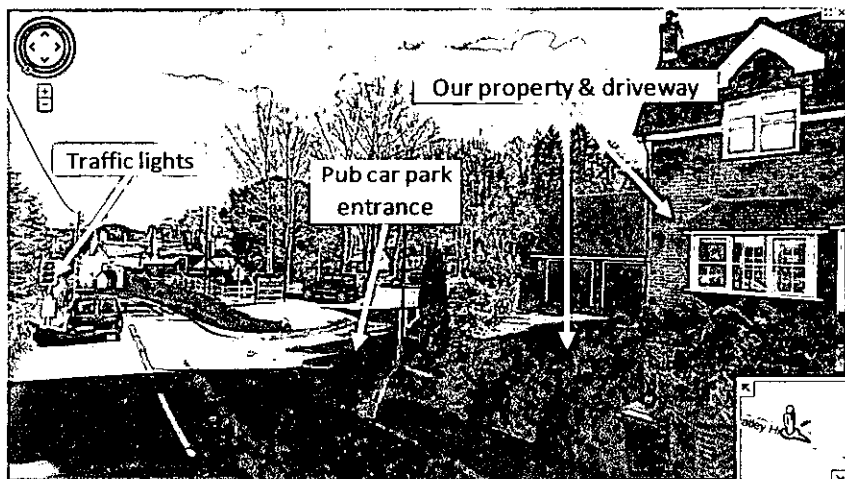




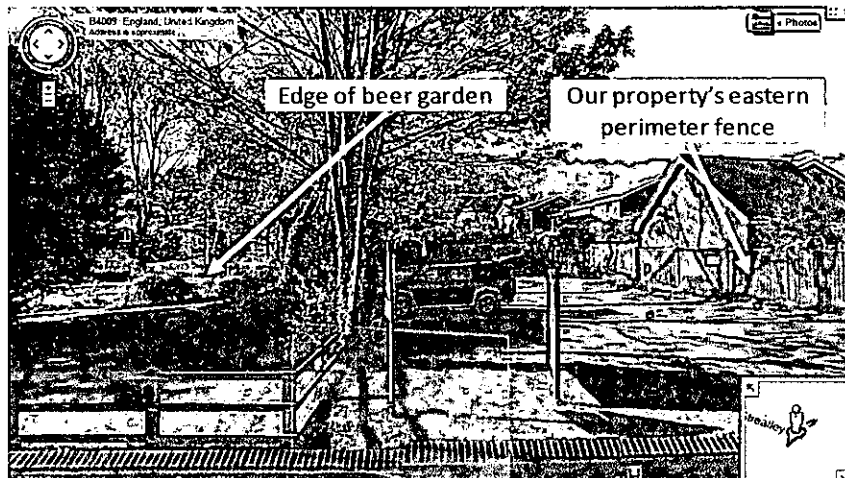
**Fig 2. Illustrating size of pub car park**



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

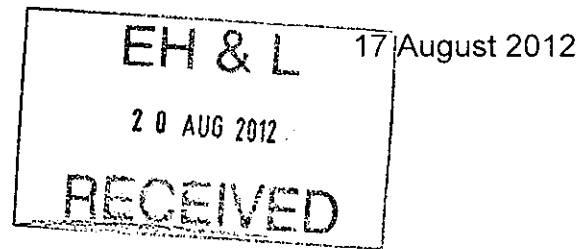


**Fig 4. Illustrating proximity of beer garden to our property**



Jessamine Cottage  
High Street  
Streatley

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



Dear Sir

### **Re Bull Pub Extended Hours Application**

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

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

#### **Prevention of public nuisance**

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

#### **Prevention of crime and disorder**

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

### **Public Safety**

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

### **Protection of children from harm**

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

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

Yours faithfully



Gail and Bill Shuttleworth