

## Amanda Ward

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**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](mailto:cheryl.lambert@westberks.gov.uk)



**web:** [www.publicprotectionpartnership.co.uk](http://www.publicprotectionpartnership.co.uk)  
**facebook:** [@publicprotectionpartnership](https://www.facebook.com/publicprotectionpartnership)  
**twitter:** [@PublicPP\\_UK](https://twitter.com/PublicPP_UK)

**Public Protection  
Partnership**

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**From:** Joe Atkinson [mailto:[joe@westberks.gov.uk](mailto:joe@westberks.gov.uk)]  
**Sent:** 30 March 2020 14:38  
**To:** Cheryl Lambert <[Cheryl.Lambert@westberks.gov.uk](mailto:Cheryl.Lambert@westberks.gov.uk)>; Licensing <[Licensing@westberks.gov.uk](mailto:Licensing@westberks.gov.uk)>; Planapps <[Planapps@westberks.gov.uk](mailto:Planapps@westberks.gov.uk)>  
**Cc:** [joe@westberks.gov.uk](mailto:joe@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](http://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

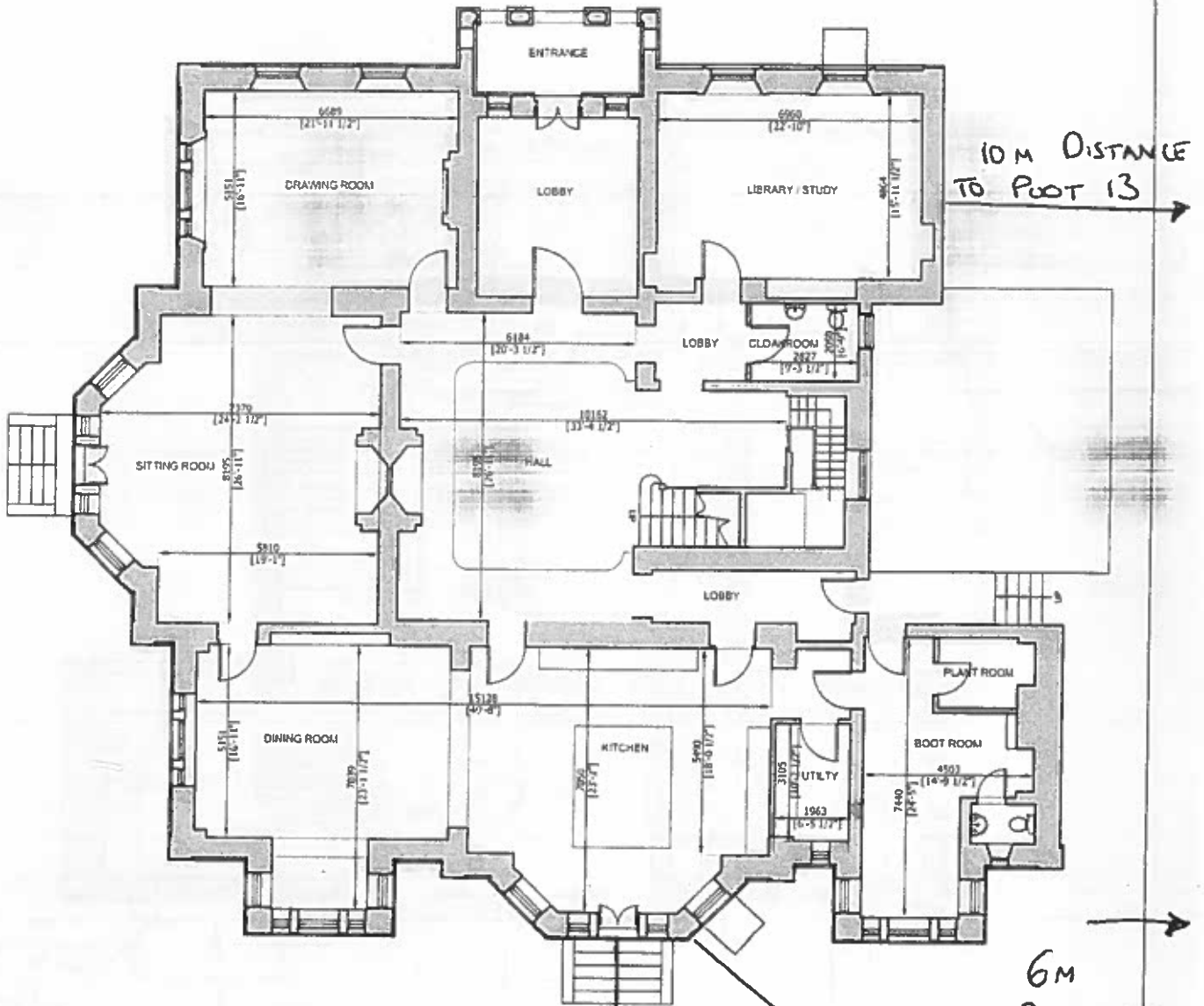
Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD

PINCHINGTON HALL, CROOKHAM HILL, THATCHAM, RG19 8DQ

KEY

ALL AREAS TO BE LICENSED

= NON SOUNDPROOFED WINDOWS AND DOORS/ROOMS



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-statements.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

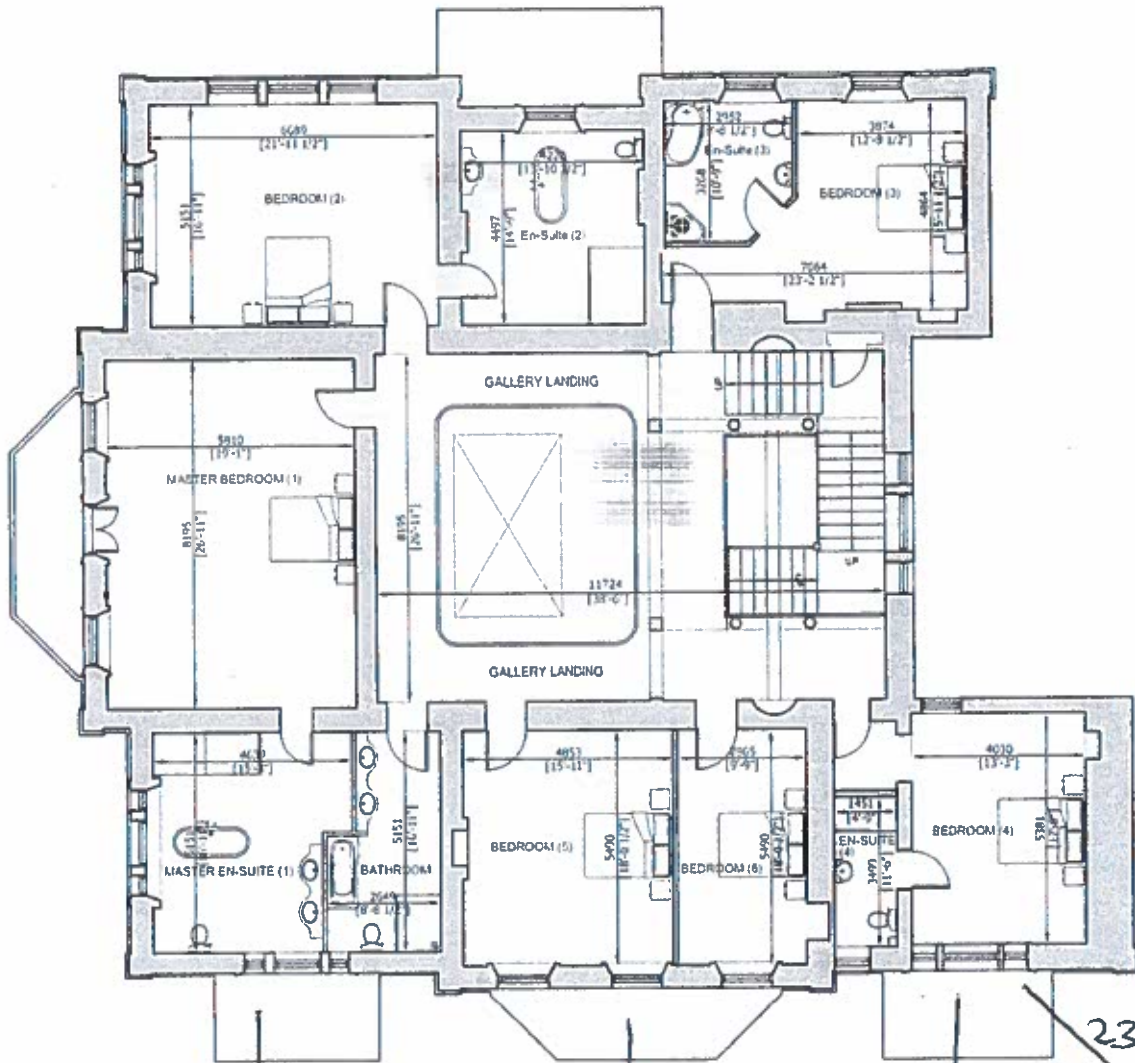
23 M DISTANCE  
TO PLOT  
8

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.

30M TO  
ROOF  
BUILDING

30M  
TO ROOF  
BUILDING

30M  
TO  
ROOF  
BUILDING

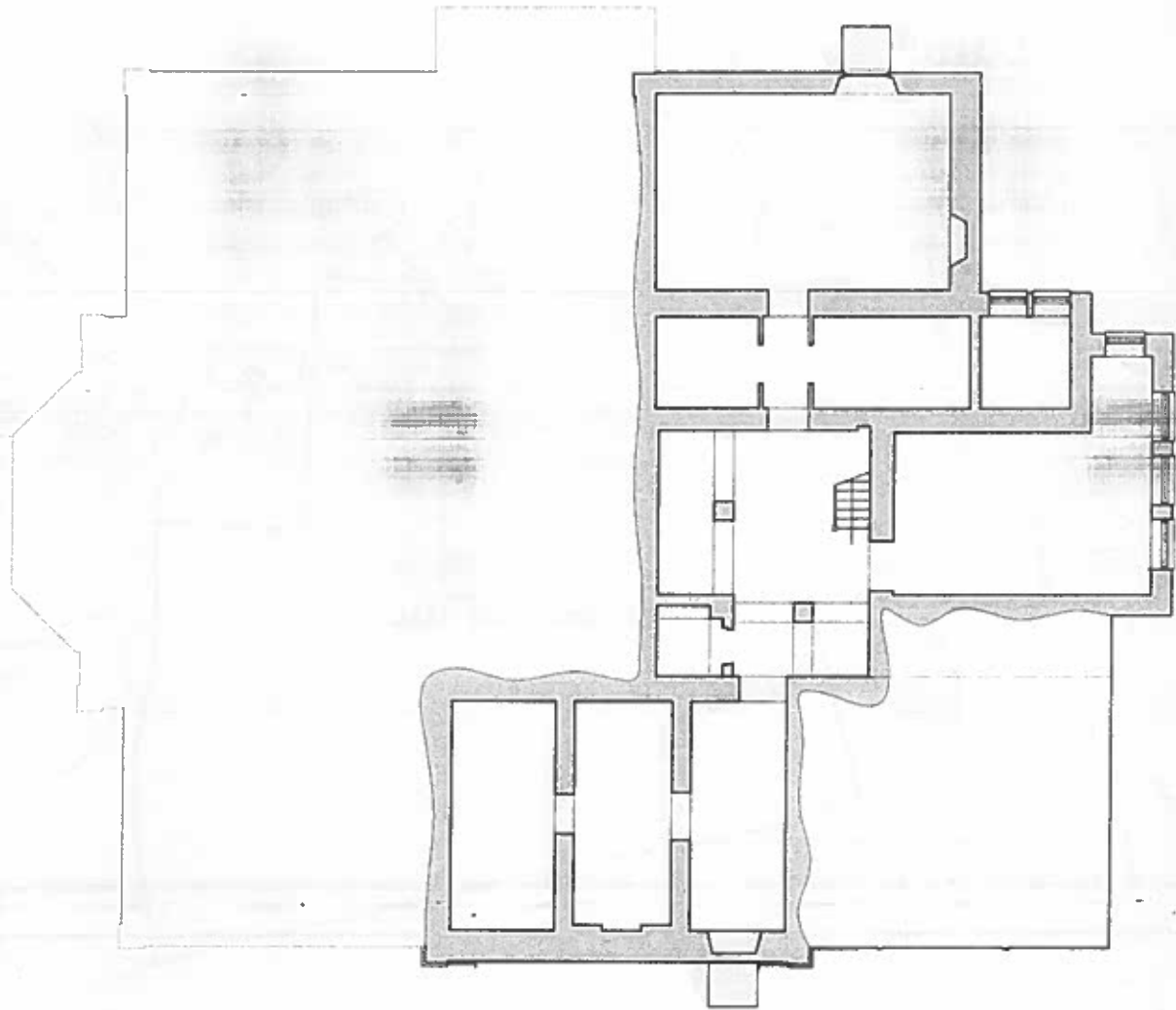
23M TO  
ROOF  
BUILDING

PINCHINGTON HALL, CROOKHAM HILL, THATCHAM, RG19 8DQ

ALL AREAS TO BE LICENSED

KE 7

= NON SOUNDPROOFED ROOMS / WINDOWS / DOORS

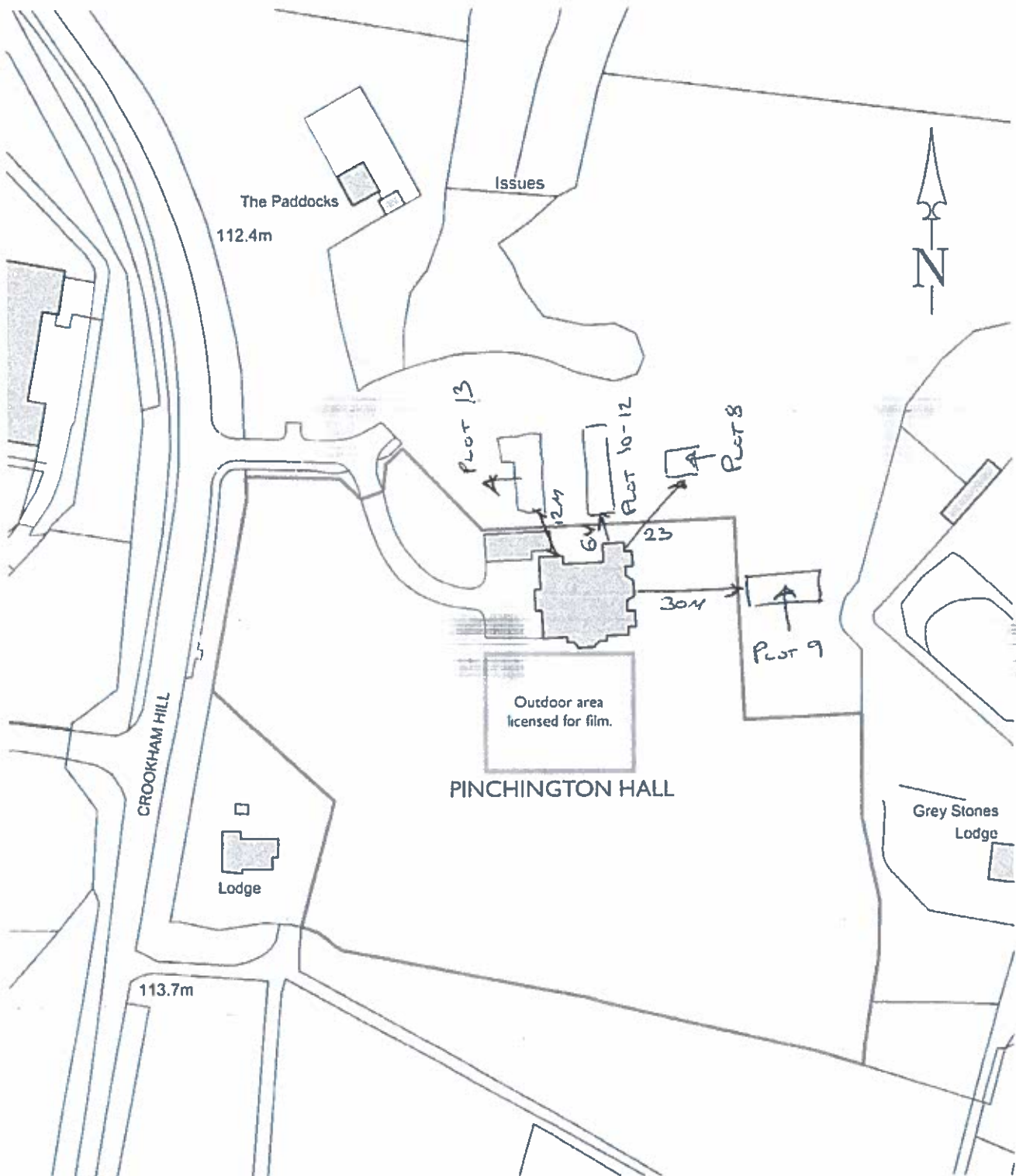


**BASEMENT PLAN**  
Gross internal area 169 sq m - 1819 sq ft

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



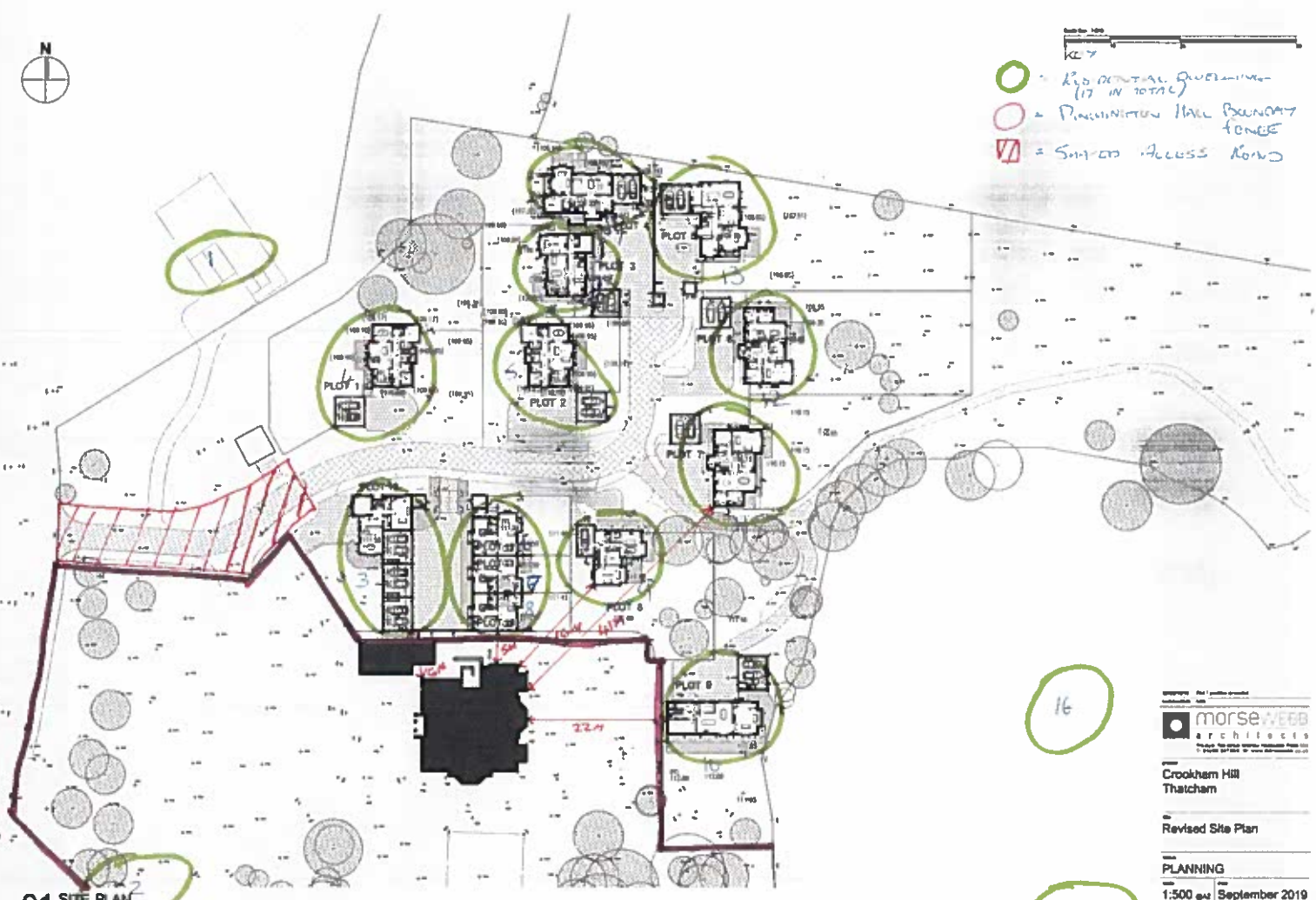
Ordnance Survey. (c) Crown Copyright 2017. All rights reserved. Licence number 100022432

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.





- Scale 1:500  
KEY
- = 170 CENTRAL GREENING (17 IN TOTAL)
  - = PANGLOSS HALL BOUNDARY FENCE
  - = SHARED ACCESS ROAD



01 SITE PLAN  
1:500

16

17

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Crookham Hill  
Thatcham

Revised Site Plan

PLANNING  
1:500 scale September 2019

608	032	PL02
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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

17<sup>TH</sup> 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 too 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 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 oppose to the property being used as a single family occupancy, it will 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

These 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 there 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