

## Amanda Ward

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



<b>web:</b> <a href="http://www.publicprotectionpartnership.co.uk">www.publicprotectionpartnership.co.uk</a>	<b>Public Protection Partnership</b>
<b>facebook:</b> <a href="https://www.facebook.com/publicprotectionpartnership">@publicprotectionpartnership</a>	
<b>twitter:</b> <a href="https://twitter.com/PublicPP_UK">@PublicPP_UK</a>	

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**From:** Garrod, Craig [mailto:  
**Sent:** 30 March 2020 18:14  
**To:** Licensing <[Licensing@westberks.gov.uk](mailto: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 30<sup>th</sup> March 2020 and the time approximately 1815 hours.

Kind regards,

Craig Garrod

## 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](http://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](mailto: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](http://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 ...Mr Craig 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 Premises .....Pinchington 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. 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

