

**Application for the review of a premises licence 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** NIGEL BRYANT

*(Insert name of applicant)*

**apply for the review of a premises licence under section 51 / apply for the review of a club premises certificate under section 87 of the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)**

**Part 1 – Premises or club premises details**

<b>Postal address of premises or, if none, ordnance survey map reference or description</b> Pinchington Hall, Crookham Common	
<b>Post town</b> Thatcham	<b>Post code (if known)</b> RG19 8DQ

<b>Name of premises licence holder or club holding club premises certificate (if known)</b> Mrs Linda Beechey-Smith
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<b>Number of premises licence or club premises certificate (if known)</b> Application 20/00133/LQN
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**Part 2 - Applicant details**

I am Nigel Bryant

Please tick ✓ yes

- 1) an individual, body or business which is not a responsible authority (please read guidance note 1, and complete (A) or (B) below)
- 2) a responsible authority (please complete (C) below)
- 3) a member of the club to which this application relates (please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT** (fill in as applicable)

Please tick ✓ yes

Mr  Mrs  Miss  Ms  Other title  
(for example, Rev)

**Surname**

Bryant

**First names**

Nigel Anthony

**I am 18 years old or over**

Please tick ✓ yes  
 ✓

**Current postal address if different from premises address**

**Post town**

Thatcham

**Post Code**

**Daytime contact telephone number**

**E-mail address (optional)**

**(B) DETAILS OF OTHER APPLICANT**

**Name and address**

I am submitting this application on behalf of the Bryant household, residents of Wellingtonia Drive, and other local people living in close proximity to Pinchington Hall,

**Telephone number (if any)**

**E-mail address (optional)**

All copied-in – please see email addresses above.

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

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

**This application to review relates to the following licensing objective(s)**

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

Please tick one or more boxes ✓

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**Please state the ground(s) for review (please read guidance note 2)**

1. The prevention of crime and disorder

- a) One of the members of a Grime band recording music at Pinchington Hall can be seen smoking cannabis on the premises un-checked by Phoenix Apartments staff. This is a class B drug with a maximum prison sentence of 5 years in prison. Additionally a photo was taken and sent on to Environmental Health on 13 July 2021 (Jodie Wilson) of a large number of used Nitrous Oxide cannisters strewn outside the gates of Pinchington Hall (please see video and photos of the above in **Appendix A**).
- b) On 7 August 2020 a very large and loud commercial wedding was held at Pinchington Hall in contravention of the covid restrictions. \_\_\_\_\_ of \_\_\_\_\_ (copied-in) went over to investigate – an aggressive and drunk member of the wedding party threatened Mr \_\_\_\_\_. This incident was reported to the Police.
- c) On 19 August 2021 a group of men en route to a large commercial wedding at Pinchington Hall parked their car near to the property owned by \_\_\_\_\_ 1 – urinating and defecating were witnessed in the nearby woods by Mr \_\_\_\_\_ and Mrs \_\_\_\_\_.
- d) Loud swearing and abusive language has been witnessed by residents of Wellingtonia Drive in the grounds of Pinchington Hall late at night and in the early hours of the morning on dozens of occasions. Cigarette ends have been thrown into the garden of Mr and Mrs \_\_\_\_\_ (copied-in).

2. Public Safety

- a) Pinchington Hall has not been assessed or approved by the Royal Fire & Rescue as this would ordinarily come from a building regulations or planning submission which they would be able to comment on. F&R were consulted during the original licence application but did not provide any comment as there was no fire safety information submitted by the Applicant. There has never been an event management plan provided by Phoenix Apartments/Applicant/Linda Beachey-Smith.
- b) There is a concern that there is no fire escape from the basement, there is no fire alarm system or sprinkler system in the property, the parking proposed would render it difficult for a fire engine to gain access and there is no access through the gates as the intercom system does not work and therefore no emergency access...the intercom goes through to an unsupervised recorded message. There is no fire hydrant access on the property. The building in question is also within 2 metres of the closest property at Wellingtonia Drive.
- c) In by-passing the Licence conditions Phoenix are organising events without a responsible child welfare officer.
- d) Phoenix have not provided an event management plan and no details have been given on the first aid officer.

3. The prevention of public nuisance

None of the events highlighted below have (to our knowledge) been arranged by Phoenix Apartments Ltd through the proper licencing application process or with the licence conditions being adhered to.

- a) Noise and disturbance from shouting and loud music have been witnessed and endured by the local residents on a very regular basis throughout lock-down up to the current date. A large number of these events have been reported to Environmental Control.
- b) A huge build-up of stinking rubbish has been observed on the Pinchington Hall boundary with Wellingtonia Drive, and rats have been seen by Mr and Mrs \_\_\_\_\_ (\_\_\_\_\_. This was reported to Environmental Control.  
Please see **Appendix B** photo.

- c) A large and very noisy wedding took place during covid restrictions on 7 August 2020 (please see **Appendix C** picture taken from Social Media).
- d) A stag party was held at Pinchington Hall on 30 April 2021 during lock-down with a lot of bad drunken behaviour, loud voices and music until 02.30 On 1 May 2021. We had just moved-in to Wellingtonia Drive that week and were the first residents to arrive. It was only at this point after doing some research that we found out that Pinchington Hall was ran on a commercial basis by Phoenix Apartments – without planning.
- e) A major party was held at Pinchington Hall on 19 June 2021 during lock-down – live music, DJ, commercial BBQ. We witnessed a number of additional mattresses being off-loaded from vans into Pinchington Hall during the afternoon. The very loud music did not stop until 02.30 on 20 June. I called the Police at about 01.00 but was politely told that the Police do not have any powers to intervene in these matters and was given the number for Environmental Control. I called Environmental Control which gave a recorded message instructing to call back on Monday morning (please refer to **Appendix D** video recording of the music that was witnessed).
- f) A major and very noisy wedding took place at Pinchington Hall on 19 August 2021 - reportedly 119 guests – a TEN was applied for and approved by Environmental Control for serving alcohol (thus by-passing Licencing again). The massive noise and disturbance of guests and an external disco with strobbing lights filtrating the entire area, along with recorded music and amplified announcements were also witnessed by Environmental Control - Jodie Wilson and a colleague (please refer to **Appendix E** video recording of the wedding party in full swing).
- g) I attach a number of other photos showing events that have taken place at Pinchington Hall for your information (please refer to **Appendix F**).

#### 4. Protection of Children

- a) Loud music until the early hours of the morning, loss of sleep, loud intoxicated and unsupervised guests, music artists smoking illegal substances and singing rude and explicit lyrics within close earshot of families are a serious concern for the residents living nearby to Pinchington Hall.
- b) On the 19 August 2021 there was a very large and noisy event held at Pinchington Hall which went on until 03.00 on the 20<sup>th</sup> August. A group of people were seen looking through the fence from Pinchington Hall into the garden of
  - a large stone was thrown from Pinchington Hall into the garden just missing a small child.

Events are being organised at Pinchington Hall by Phoenix Apartments by either applying for a temporary licence or without any permissions at all. To date no noise management plan has been submitted, nor any other documentation required under the licence. Local residents are not informed of any up-and-coming events.

Phoenix Apartments have shown no concern at all for local residents. On the afternoon of 19 August 2021 Grego Reznek (Director of Phoenix Apartments) said to  
 whilst on site supervising a wedding, that the residents of Wellingtonia Drive should have known what to expect from Pinchington Hall prior to buying their houses and implied that we were being unreasonable to expect a quiet environment and object to their business - I add to this comment, that Pinchington Hall is not a commercial property, it is residential.

The constant stream of large groups of unsupervised people renting Pinchington Hall through Phoenix Apartments via Airbnb is an ongoing noise and disturbance issue for local residents living as close as 2 meters away from the main building. These people arrive to party and have no one managing the noise levels or timings.

The local residents are very upset and concerned with the constant abuse of the licencing objectives taking place at Pinchington Hall, and feel very strongly that the licence given to Phoenix Apartments should be revoked.

The recent planning application from Phoenix Apartments which sought to legalise Pinchington Hall as a Wedding and Events venue (application 21/01555/FULMAJ) was rejected on 2 September – many of the reasons for the planning rejection are relevant to why the licence should also be revoked:

1. Lack of public transport to Pinchington Hall which is located in open countryside.
2. Concerns over fire safety.
3. Very close proximity of residential properties to Pinchington Hall.
4. Large number of complaints of antisocial behaviour to Environmental Health when events have taken place.
5. Impact of noise and anti social hours on the neighbouring residential properties.

**Please provide as much information as possible to support the application** (please read guidance note 3)

Appendix A: Video of Grime band recording music with foul language, and a photo of one of the band members smoking an illegal substance at Pinchington Hall.

Appendix B: Picture from 13.07.21 showing large build-up of rubbish on the Pinchington side of the boundary with Wellingtonia Drive.

Appendix C: Picture of a large wedding from 07.08.20 (at this time weddings were limited to 30 people).

Appendix D: Video / noise recording of music at a large party at Pinchington Hall 19.06.21

Appendix E: Video / noise recording of a large wedding held at Pinchington on 19.08.21/  
Environmental Control agreed to temporary licence and observed the event.

Appendix F: Other photos of events held at Pinchington Hall.

Please tick ✓ yes

Have you made an application for review relating to the premises before **NO**

If yes please state the date of that application

Day Month Year

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**If you have made representations before relating to the premises please state what they were and when you made them**

None made previously.

N/A



Please tick ✓

yes

- I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate  ✓
- I understand that if I do not comply with the above requirements my application will be rejected  ✓

**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.**

**Part 3 – Signatures** (please read guidance note 4)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (please read guidance note 5). **If signing on behalf of the applicant please state in what capacity.**

Signature

.....

Date 07.09.2021

.....

Capacity Applicant

.....

<b>Contact name (where not previously given) and postal address for correspondence associated with this application</b> (please read guidance note 6) As above.	
<b>Post town</b>	<b>Post Code</b>
<b>Telephone number (if any)</b>	
<b>If you would prefer us to correspond with you using an e-mail address your e-mail address (optional)</b>	

**Notes for Guidance**

1. A responsible authority includes the local police, fire and rescue authority and other statutory bodies which exercise specific functions in the local area.
2. The ground(s) for review must be based on one of the licensing objectives.
3. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
4. The application form must be signed.
5. An applicant’s agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
6. This is the address which we shall use to correspond with you about this application.