

# Notice of Meeting

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## Licensing Sub-Committee

**Tuesday, 8th March, 2011 at 10.00 am**

**in Council Chamber Council Offices  
Market Street Newbury**

### **Members Interests**

Note: If you consider you may have an interest in any Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Tuesday, 15<sup>th</sup> February 2011.

### **FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC**

If you require further information about this Agenda, or to inspect any background documents mentioned in the reports, please contact Moira Fraser on 01635 519045 or [mfraser@westberks.gov.uk](mailto:mfraser@westberks.gov.uk)

Further information and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

The Bunk Inn, Curridge Road, Curridge



**WestBerkshire**  
C O U N C I L

**To:** Councillors: Jeff Beck (Chairman), Billy Drummond and Gwen Mason

**Substitutes:** Councillor: Manohar Gopal

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# Agenda

## Part I

**Page No.**

**1 Apologies**

**2 Declarations of Interest**

To receive any declarations of interest from Members.

**3 Schedule of Licensing Applications**

**(1) Application No. and Ward: 11/00058/LQN, Bunk Inn, Curridge Road, Curridge.**

**1 - 70**

Andy Day  
Head of Policy and Communication

West Berkshire Council is committed to equality of opportunity. We will treat everyone with respect, regardless of race, disability, gender, age, religion or sexual orientation.

If you require this information in a different format, such as audio tape, or in another language, please ask an English speaker to contact Moira Fraser on telephone (01635) 519045, who will be able to help.

**Scanned**

Agenda Item 3(1)

**Application for the review of a premises licence or club premises certificate under the Licensing Act 2003**

13 JAN 2011

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

**RECEIVED**

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 West Berkshire Council Environmental Health - Pollution

*(Insert name of applicant)*

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

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

**Postal address of premises or, if none, ordnance survey map reference or description**

The Bunk Inn  
Curridge Road  
Curridge

**Post town** Thatcham

**Post code (if known)** RG18 9DS

**Name of premises licence holder or club holding club premises certificate (if known)**

RC Inns Ltd  
The Bunk Inn  
Curridge  
Thatcham  
Berkshire  
RG18 9DS

**Number of premises licence or club premises certificate (if known)**  
013624

**Part 2 - Applicant details**

I am

**Please tick yes**

1) an interested party (please complete (A) or (B) below)

a) a person living in the vicinity of the premises

☐

b) a body representing persons living in the vicinity of the premises

☐

c) a person involved in business in the vicinity of the premises

☐

- d) a body representing persons involved in business in the vicinity of the premises ☐
- 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**

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

**Surname**

**First names**

**I am 18 years old or over**

**Please tick yes**

☐

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

**Post town**

**Post Code**

**Daytime contact telephone number**

**E-mail address  
(optional)**

**(B) DETAILS OF OTHER APPLICANT**

**Name and address**

**Telephone number (if any)**

**E-mail address (optional)**

### (C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

Name and address West Berkshire Council Environmental Health & Licensing Faraday Road Newbury Berkshire RG14 2AF
Telephone number (if any) 01635 503242
E-mail address (optional) rjgreen@westberks.gov.uk

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

Please tick one or more boxes

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

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

**Please state the ground(s) for review (please read guidance note 1)**

This application for the premise licence for the Bunk Inn to be reviewed is made as there is a continuing problem from these premises from public nuisance. Complaints of noise nuisance from live and recorded music at the premises, and noise disturbance from people in the car park and leaving the premises, have been made to Environmental Health.

The most recent complaint made to EH Out of Hours service was received at 02:35 on New Years Day (01/01/2011) with the complaint that noise from a karaoke night at the premises was causing noise disturbance at a nearby property. The OOH officer visited the locality at 03:05 and witnessed loud noise from the playing of Rap type music at the premises. The noise increased each time the doors were opened as taxis arrived at the premises. The noise level from the music increased whilst the officer was nearby, with also shouting from drunk young men outside the premises. The music continued until 03:56 with people leaving the premises. The officer concluded that the levels of music witnessed outside the complainant's property were loud and would have caused sleep disturbance.

There is a long history of noise complaints regarding noise and disturbance from these premises. There are residential properties in close proximity to the Bunk Inn, with one property immediately adjacent to one boundary, and properties on Chapel Lane opposite the front boundary.

Prior to the introduction of the Licensing Act 2003 an abatement notice under the Environmental Protection Act 1990 was served in September 1999.

A representation was made to the Licensing Hearing in September 2005 concerning

the noise from live and recorded music indoors and outdoors until 01:00 Sunday - Thursday and until 02:00 Friday - Saturday.

When granting the licence additional conditions relating to noise were placed on the licence by the Licensing Committee:

#### **NOISE AND VIBRATION**

Prominent, clear and legible notices will be displayed at all exits requesting patrons and staff to respect the needs of local residents and to leave the premises and the area quietly.

For the final hour of opening the music will be discernibly quieter.

The playing of live or recorded music in the garden areas of the premises will not be permitted after 2200 hours.

Noise complaints continued to be received regarding noise from the playing of amplified music, and from people shouting in car park. An Abatement Notice under the Environmental Protection Act was served on 4<sup>th</sup> September 2008.

Following the service of the abatement notice a meeting was held with the DPS of the premises, Nicola Clark, in order to discuss the management controls in place to ensure that noise from the playing of music, and from people leaving the premises in the early hours of their morning, did not give rise to noise nuisance at nearby residential properties. The complainants advised that the situation improved for a while following this meeting however renewed complaints were received in September 2009.

The complainants contacted Environmental Health and also contacted the premises directly when noise from the premises was causing disturbance. The DPS was reminded of the licensing conditions, particularly those covering noise control from the premises, during a visit by licensing officers in December 2010.

Despite these measures the lack of management control at these premises during the witnessed disturbance on 1<sup>st</sup> January 2011 demonstrates that the Bunk is unable to operate effectively with live and recorded music playing up until 00:00 Sunday - Thursday and 01:00 Friday and Saturday. The management control over the noise of patrons leaving the premises and car park area at these late hours was not apparent.

In summary it is considered that the premise licence for the Bunk Inn should be reviewed to consider whether the playing of live and recorded music indoors and outdoors during the hours allowed under the existing licence can be continued as public nuisance is being caused at nearby residential properties. The review can then consider the prevention of public nuisance from the operation of these premises.

**Please provide as much information as possible to support the application**  
(please read guidance note 2)

See attached :

Flare history of complaints Appendix 1

Uniform record of complaints Appendix 2

Copy of notice served Sept 08 Appendix 3

Letter from resident received September 2010 Appendix 4

File Note re 1<sup>st</sup> Jan 2011 complaint Appendix 5

**Please tick yes**

Have you made an application for review relating to this premises before ☐

If yes please state the date of that application

Day Month Year

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

Representation as responsible authority - Environmental Health/Pollution to Licensing Hearing Sept 2005 when the Licensing Act 2003 came into force (Copy of representation attached)  
Appendix 6.



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, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

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

**Signature of applicant or applicant's solicitor or other duly authorised agent** (See guidance note 4). If signing on behalf of the applicant please state in what capacity.

Signature



Date 13<sup>th</sup> January 2011

Capacity Senior Environmental Health Officer

**Contact name (where not previously given) and postal address for correspondence associated with this application** (please read guidance note 5)

Rosemary Green  
Senior Environmental Health Officer  
West Berkshire District Council  
Environmental Health & Licensing  
Council Offices  
Faraday Road

**Post town**

Newbury

**Post Code**

RG14 2AF

**Telephone number (if any)** 01635 519074

**If you would prefer us to correspond with you using an e-mail address your e-mail address (optional)** rjgreen@westberks.gov.uk

**Notes for Guidance**

1. The ground(s) for review must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
3. The application form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address which we shall use to correspond with you about this application.

**WEST BERKSHIRE COUNCIL  
WBC - PROTECT**

Flare Records- Bunk Inn

**SRR V7.11**

**REPORT PREPARED ON 13/ 1/11 AT 09:22**

Unit : NAA - EP - Noise  
Premises Reference: B03RNQFROM/1  
Name of premises: The Bunk Inn  
Address: "The Bunk Inn", From Curridge

Sorted by service request reference number

Report format SRHISTORY

Sorted : 13/ 1/11 Printed : 13/ 1/11

Appendix 1

REF NO	SUBJECT	PREMISES ADDRESS	CLIENT NAME	ADDRESS OF CLIENT	DATE RECEIVED
COMPLAINT CATEGORY CODE	COMPLAINT TYPE CODE	REQUEST DETAIL			

035865	The Bunk Inn	Curridge	Mrs Monger	2 Kiln Terrace Chapel Lane	AZS	24/05/2002	Noise - Commercial
	Noise Nuisance from Fan on Chimney of "The Bunk Inn"						
	THATCHAM	Curridge	THATCHAM				
	Berkshire		Berkshire				

24/ 5/2002 15:10 LKW

Mrs Monger is complaining about a noise nuisance from a fan which is on the Chimney of "The Bunk Inn" at Curridge, C states that there is a constant high pitched whining like sound. Please advise.

24/ 5/2002 15:15 JWC

No answer

Client phoned back the issue seems to be an extractor fan which has been a problem for about 3 months.

Adrian, could you visit and listen to the fan, then pop into the pub and speak to the landlord.

29/ 5/2002 9:39 AZS

Intend to visit tomorrow. Tried ringing client to arrange time to visit but no answer so left a message on a/m.

31/ 5/2002 15:15 AZS

Visited site - Mrs Monger tried pointing out a high pitched whining noise to me but I could not hear anything from the lounge and could only just make it out from normal background noise when in the bedroom. Explained to Mrs Monger that I didn't consider this to be a statutory nuisance but I would make a phone call to The Bunk Inn enquiring about the extractor fan anyway.

31/ 5/2002 15:35 AZS

Phoned The Bunk Inn and spoke to Ms Saunders and explained that we had received a complaint of alleged noise from the extractor fan and that it has been left on at night. NFA

045184	The Bunk Inn	Curridge	Mrs Monger	2 Kiln Terrace Chapel Lane	AJN	29/07/2004	Licensed Prem-Pub/club/disco
Music		Noise Nuisance From Music At The Bunk Inn, Curridge					
	THATCHAM		Curridge	THATCHAM			
	Berkshire		Berkshire				

29/ 7/2004 10:56 TMP

Ongoing problems with noise from the Bunk. Loud music being played late at night until midnight/1am. Has called before - would like a log form.

29/ 7/2004 11:24 JMC previous srs 020289, 021160, 021236, 021239,035865,023572 - NOTICE HAS BEEN SERVED AMPLIFIED MUSIC 1999 BY JZP.

Tony suggests notice out of date - over 5yrs has passed.

Tel client - says did get better after the notice, the odd day/night Xmas etc they have put up with. Appears to have got worse 2/3 months - weekdays usually Wed/Thurs poss hen nights etc., last night (wed) got louder after 11ish, went on until 1.20am.

She is happy to start process again and fill out log forms.

Still is Michael Liquorish who manages - possibly doing karaoke nights - checked with lic.team, no p/ent.licence.  
Discussed briefly with Brian - need to establish too if they need a pel.

29/7/2004 15:13 JMC

spoke to Michael liquorish - made him aware of complaints, advised him that noise from the pub will be logged by complainants. He explained no karaoke, no live music/dancing to need a pel, sometimes has one guitarist.

Next event will be 7 Aug - will take measures to reduce noise, close doors, windows, etc. Warned him of the past history, the notice served '99. Explained if ooh or other witness noise nuisance, a notice will be served.

Tried to update client, did not leave a message.

045209 The Bunk Inn Curridge Mrs Monger 2 Kiln Terrace Chapel Lane AJN 29/07/2004 Licensed Prem-Pub/club/disco  
Music Noise Nuisance from Loud Music At The Bunk Inn, Curridge  
THATCHAM Curridge THATCHAM  
Berkshire Berkshire

29/7/2004 22:18 TMc  
Call via ECO  
Instructed Mrs Monger to return log first.

- Jan should have sent L41/42's yesterday or today. Please check with  
Jan.

046046 The Bunk Inn Curridge Mrs Monger Mulberry Lodge ARL 22/09/2004 Licensed Prem-Pub/club/disco  
Music Completed Log Form 2 Kiln Terrace  
THATCHAM Chapel Lane  
Berkshire Curridge THATCHAM, Berkshire  
22/9/2004 14:53 ACT

Completed Log Form from Mrs Monger

27/9/2004 12:15 ARL  
Premises visited, Licencee Michael Liquorish spoken with and situation  
explained. He will reduce noise levels within the pub and arrange for  
appropriate signage advising customers to reduce noise when leaving.  
Attempt made to contact complainant not available message left on  
answerphone.

28/9/2004 14:29 ARL  
Call returned by Mrs Monger, not available.

28/9/2004 14:57 ARL

Contact made with Mrs Monger, situation explained re my visit to pub and meeting with licensee. She was satisfied with result of my visit and I informed her of my intention to close the SR down.

053371	The Bunk Inn	Curridge	Mrs Vanessa Mon	2 Kiln Terrace Chapel Lane	RAH	07/02/2006	Licensed Prem-
	Pub/club/disco	Music	Loud Noise From Bunk Public House				
	THATCHAM		Curridge THATCHAM				
	Berkshire		Berkshire				

Time Taken: 22:42 - Date 04/02/06  
OO Officer - RAH

22:42 Call via FC regarding excessive noise from the Bunk PH.

22:47 Called comp. Marquee @ front of pub is opposite her house, when live band in pub play and doors open, loud "blast" of music. Knows music licensing hours until 23:00.

Told her that if it continues, to call back, and I will let licensing know on Monday.  
NFA

054955 The Bunk Inn Curridge Mrs V Monger 2 Kiln Terrace Chapel Lane AJP 12/05/2006 Info/Advice - Noise  
Advice on Dealing With Noise From "The Bunk"  
THATCHAM Curridge THATCHAM  
Berkshire Berkshire

12/ 5/2006 16:00 LKW

Mrs Monger has phoned as she would like to know what she should do as she has arrived home and has notice "The Bunk Inn" have got a Marquee up in the garden and c fears that tonight on a lovely evening there will be loud music. Please advise.

12/ 5/2006 16:31 AJP  
spoke to comp, she last called on 4/2/06 when loud music went on until 0300. She called OOH but we refused to attend. Advised that if it was a problem tonight to ring OOH and an officer would do their best to attend. She also wanted to know what happened last time because she had heard nothing back and no one had sent her a log form.

Passed info to OOH officer. Checked with LIC they did send a letter warning noise nuisance and breach of hours



057124	The Bunk Inn	Curridge	Mrs Monger	2 Kiln Terrace Chapel Lane	RJG	05/09/2006	Licensed Prem-Pub/club/disco
Music	Alleged Loud Music from The Bunk Inn						
	THATCHAM		Curridge THATCHAM				
	Berkshire		Berkshire				

7/9/2006	11:12	CAC
5/09/2006	AJP	
23.15	Call from FC	
23.20	Called comp advised I'd visit	
23.55	Onsite Karaoke audible in main bedroom upstairs at front of house. Stand by your man followed by everything I do, I do it for you at 00.00. 00.04 American Pie, 00.12 New York New York. Stat nuisance	
00.20	Left house to make other calls	
00.35	Lots of clanking bottles, loud voices, car/van doors slamming.	
00.40	Left site activity still in pub	
11/9/2006	10:07	RJG
	Letter sent to licensee advising that stat nuisance witnessed.	

6/ 8/2007 11:08 ACT

The owner of the bunk inn has erected a large umbrella at the front of the premises in the last 6 weeks. (most likely due to smoking ban) customers are now sitting outside smoking, drinking and talking until 2am at the weekends. This has been especially bad in last 3 weeks. music still a problem but not as bad as it has been. Would not be such a problem for her if it was at the back of the premise - can they move it or get rid of it? Client would like advice on this.

6/ 8/2007 11:26 ZAA

Noise has got gradually worse over the last 4-6 weeks. Mostly from people outside drinking and not the music as this is now contained inside the pub. Licence conditions mean that front windows and doors should be closed at all times but with the coming and goings of customers to the front canopy area, noise is travelling and causing sleep disturbance.

Friday nights are the worst and people can be heard up until approx 4am outside the pub.

C had to sleep in child's bedroom at rear of property this Friday to escape from the noise.

C wants to know if they can relocate the canopy to the rear as the houses that back on to the pub are some distance and this may reduce the overall effects on residents.  
 advised that passed to POL for assessment and further advice.

7/ 8/2007 13:49 RJG

Rang Ms Monger - advised her of log procedure - she will note times and whether doors, windows open, and whether music or people causing problem.

Log letter sent to c, standard licen prem letter to DPS and memo to licensing sent.

NFA for present.

062133 The Bunk Inn The Bunk Inn Mr & Mrs Armstr Woodbury  
People - Shouting, Footsteps Noise from Pub Garden  
From Curridge Road T From Curridge Road To Kiln Dri  
Curridge Curridge  
Thatcham, West Berks Thatcham, West Berkshire

RJG 05/09/2007 Licensed Prem-Pub/club/disco

5/ 9/2007 15:49 LMS

Complaint is about noise from people smoking in the pub garden after 11.00pm

5/ 9/2007 16:04 RJG

See also SR 61716 regarding noise from smoking area - log not yet received

Discussed with PZA - further letter to be sent to the Bunk re further complaint - proactive monitoring to be carried out - also pass to Licensing for them to actively monitor

No telephone number for Mr & Mrs Armstrong therefore log letter sent.  
Letter to licence holder and memo to licensing sent.

11/ 9/2007 13:50 RJG

Appt made to visit following contact from Mickey Liquorish - 10:30  
12/09/2007

12/ 9/2007 13:51 RJG

Met Mickey Liquorish - tour of premises - older premises primarily  
restaurant/bar - newer extension b&b accomm. Conservatory and bar  
leads onto front patio area which has a large parasol on steel frame .  
This area and patio area beyond is used a smoking area. This area is  
very close to adjoining property.

Rear garden used for children's activities - with bouncy castle on  
Sundays. Petanque area adjoining.

The front area is the source of complaint particularly in early hours  
of morning - discussed with him the management control of this area.  
He advised that on a busy night there could be up to 40 people out  
there - notices are up to advise smokers to be quiet. Discussed issue  
of open doors and windows - he advises door & windows shut at 23:00  
unless entrance door - possibility of increasing sound insulation of  
doors and windows in critical areas - he will investigate this  
further.

Discussed in summary the main area of concern 23:00-01:00 in front  
patio area with nose from people and music/pub noise when doors opened  
for access. Explained procedure of logs and that on receipt of a

completed log further investigations would commence covering key time periods.

6/11/2007 14:17 RJG

Letter received from Mr & Mrs Armstrong- they have both been ill recently and have not completed a full log - noise and disturbance have however continued from the Bunk - one occasion in particular - Thursday 20 Sept - morning of Friday 21 Sept - woken at 12:40 by car engine running loudly in road - raucous laughter, male voices shouting and women screeching for some time - went back inside pub then at 01:35 loud argument outside pub, male voices raised shouting swearing. At 03:10 2 cars went screaming off.

A further occasion - marquee in back garden - microphone used in tent - heard staff preparing for function - We shall need a table for the microphone. Microphone was used for the speeches - every word said could be heard - indoors with windows closed. At 22:30 loud music started up - not played in marquee however doors and windows of Bunk open - impossible to sleep.

30/ 1/2008 14:00 RJG

Following withdrawal of variation of licence no complaints have been received - closed

062230 The Bunk Inn The Bunk Inn Mrs Vanessa Mon 2 Kiln Terrace  
People - Shouting, Footsteps Noise from Public House  
From Curridge Road T Chapel Lane  
Curridge Curridge  
Thatcham, West Berks Thatcham, West Berkshire

RJG 11/09/2007

Licensed Prem-Pub/club/disco

12/ 9/2007 10:23 LMS  
Return of noise log.

13/ 9/2007 14:58 RJG

Letter sent acknowledging receipt of log

See also SR 61716 for orig SR and also SR62133 for other complaints re  
Bunk.

25/ 9/2007 16:10 RJG

Log details that Mr & Mrs Monger are regularly disturbed from  
activities at the front of the pub in the covered area on a Friday,  
Saturday, Sunday and sometimes Thursday nights - activities seem to go  
on until 11:30 though timings up to 5am noted. Pro - active monitoring  
required.

26/ 9/2007 9:45 RJG

Rang Mrs Monger - no reply - emailed re appt

Dear Mrs Monger

Thank you for returning the completed log form. I would like to arrange a convenient date and time to come out and see you. We can then discuss your complaint further and assess time periods when some pro-active monitoring can be carried out.

I can be contacted on 01635 519074 or alternatively by email [rjgreen@westberks.gov.uk](mailto:rjgreen@westberks.gov.uk)

I look forward to hearing from you.  
Regards

Rosemary Green  
Senior Environmental Health Officer  
West Berkshire Council  
Tel: 01635 519074  
Fax: 01635 519172  
[rjgreen@westberks.gov.uk](mailto:rjgreen@westberks.gov.uk)

27/ 9/2007 15:04 RJG

Memo sent to Licensing advising return of completed log - and detailing some of the noted times in the log that would indicate that noise issues outside the permitted licensing hours.

1/10/2007 11:45 RJG

Called Mrs Monger - message left on ansafone to contact me.

2/10/2007 RJG

Call from Mrs Monger- appt made for 4th Oct 3pm.

4/10/2007 16:44 RJG

Visited Mrs Monger - discussed in general time periods when noise from Bunk causing problems - typically after 22:30 when they are in their front bedroom - noise can occur intermittently up until about 05:00 - wakes them up regularly - agreed with her that EH would try and witness - initially by use of OOH officer - if this is not effective pro-active monitoring on specific occasions to be tried.

The large umbrella outside front is quite often curtained in and doors to the bar left open - noise then clearly audible - smoking seems to be in the arbour right at the front of the pub forecourt.

On return to office email sent to CAC adding Mrs Monger to witnessing list.

30/10/2007 8:43 RJG

rang and left message for Mrs Monger to call me re licence variation.

20/12/2007 11:56 RJG

Call from Mrs Monger - noise from pub has generally been better since variation withdrawn , however last night her and her husband woken about 01:15 by a girl screaming outside pub. Her husband looked out window and thought he could see Mickey Licquorish standing outside pub observing row. She did not ring OOH as noise would be over by time



officer could visit. She wanted to know whether officer would need to witness from their bedroom - explained that we would need to assess from bedroom if it is late at night, and that in order for any further action to be taken, such as service of notice, we would need to witness nuisance. She said that no marquees have been put up so far this Xmas so is hopeful that Xmas may be quieter. They were surprised at number of objections raised to variation. She agreed to contact OOH if noise a problem.

30/1/2008 13:58 RJG

**No further complaints - closed**

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063647 The Bunk Inn The Bunk Inn Mrs Armstrong Woodbury  
People - Shouting, Footsteps Noise from talking at The Bunk Inn  
From Curridge Road T From Curridge Road To Kiln Dri  
Curridge Curridge  
Thattham, West Berks Thattham, West Berkshire

ARL 25/01/2008 Licensed Prem-Pub/club/disco

25/ 1/2008 10:32 CAC

## Taken by Contact Centre

They are neighbours and have had an on going issue with noise. Last night there were still customers in the smoking area at 4.00am who later at 4.20am rang their door bell and thumped on the door. They rang the pub to ask if they new who the people were so they could get names and addresses and were told that they new them. She would like some advise for this type of disturbance or does she need to contact the police

25/ 1/2008 14:08 AJP

Advised that we couldn't do anything about people who may have left the pub and were knocking on her door. However she also mentioned that the pub was being used past its licensing hours on a regular occasions. Advised I would pass to LIC to investigate and that she should keep a note of the times that they are open. Thursday nights seem to be particularly bad.

passed to LIC

30/ 1/2008 12:53 ARL

Premises visited and Mr Liquorish spoken with. He was aware of the incident but was of the opinion that it occurred about 00.30 - 01.00 when a local boy Josh Sommerville had been causing trouble and making excessive noise. He was asked to leave the premises by the an employee Daniel BELL. This person then went off and banged the door and rang the bell of the adjoining bungalow. Mr Liquorish was unaware of the incident later that morning. Advised if problem occurs again he should contact the local police. Situation will be monitored when possible re opening times SR Closed.

11 RECORDS PRINTED

**UNIFORM RECORDS - SRs raised for The Bunk Inn between Match 2008 – 11.01.2011**

**SR Text**

Source Name	Source	Customer	Customer
08/01441/EP_A			

Appendix 2

Source Name	Source	Customer	Customer
	The Bunk Inn Curridge Thatcham Berkshire RG18 9DS	Mrs Monger	2 Kiln Terrace Chapel Lane Curridge Thatcham Berkshire RG18 9DY
<b>Text</b>			
07/10/08 at 11:47 by rjgreen			
07/10/08 at 11:47 by rjgreen			
Notice appeal period expire - no further complaints. Closed			
Nuisance witnessed by SEM under 08/02230/EP_A- Notice served Notice ref, 08/00147/EAG.			
Copy of letter sent by Brain Leahy - covered details of Calling in For Review dated 10 July 2008 .			
08/07/08 at 14:52 by rjgreen			
Confirmation received from PZA that letter received in licensing .			
Letter received from Mrs Monger with log attached and also copy of letter sent to Margaret Blaine re calling in of licence . Discussed with PZA - he will contact Margaret Blaine re letter and check with Mrs Monger as to whether this is their intention.			
24/06/08 at 16:44 by rjgreen			
Vanessa Monger called in returning my call - she detailed noise issues Saturday night/Sunday morning .Friday night was also bad prior to the wedding. She has been keeping a note of times when noise bad - she is happy to record these times formally on Log letter - log letter sent.			
24/06/08 at 11:39 by rjgreen			
Rang Mrs Monger - message left to contact me			
24/06/08 at 11:08 by rjgreen			
Checked previous history -extensive - longstanding history of complaint of noise disturbance from this premise.			

Source Name	Source	Customer	Customer
08/01446/EP_A	The Bunk Inn Curridge Thatcham Berkshire RG18 9DS	Mr Armstrong	Woodberry Curridge RG18 9BS
Text			
07/10/08 at 11:40 by rjgreen			
07/10/08 at 11:40 by rjgreen			
Appeal period for the notice expired. No further complaints - therefore closed for present			
15/09/08 at 12:08 by rjgreen			
Notice served on Bunk by GVL - Cover letter accompanying. See smartsave under see 08/02230/EP_A and Notice ref, 08/00147/EAG -			
24/06/08 at 12:28 by rjgreen			
Call from Ann Armstrong - the noise at the Bunk started mid afternoon - marquee attached to the building - live band playing inside building however doors open to marquee - stopped fro a time at 10:30 then restarted about 11:00 until midnight - unable to go to sleep. She is keeping her own log but is happy to keep a log for us. Log letter sent.			
24/06/08 at 12:13 by rjgreen			
Called Mr Armstrong - message left to contact me.			
See letter sent to the Bunk - attention Mr M Liquorish under SR0 08/01441/EP_A.			

**Source Name****Source****Customer****Customer****08/01584/EP\_A**

The Bunk Inn

The Bunk Inn  
Curridge  
Thatcham  
Berkshire  
RG18 9DS

Mrs Armstrong

Woodberry  
Curridge  
RG18 9BS**Text**

15/09/08 at 12:04 by rjgreen

15/09/08 at 12:04 by rjgreen

See 08/01446/EP\_A

Memo sent to Licensing re further complaint and details . Closed

07/07/08 at 11:43 by rjgreen

Mrs Armstrong rang in as Saturday night had been so bad - a publicly advertised event -a Cocktail Party' was on - started at about 7 - 7:30- had music - disco and lights until 12:30am.A new pergola has been built in the back garden which was used and all doors and windows were open all evening. Music finished at 12:30 however people noise - shouting continued until 02:00 - there was some 'loud drumming ' on something which caused a lot of disturbance. She did not contact OOH as she did not think anything could be done.

Thursday and Friday night were also a problem - noise up until at least 11pm 0 shouting swearing and vomiting in front smoking area.

**Source Name      Source****08/01651/EP\_A**

The Bunk Inn  
Curridge  
Thatcham  
Berkshire  
RG18 9DS

**Customer**

Mrs Monger

**Customer**

2 Kiln Terrace  
Chapel Lane  
Curridge  
Thatcham  
Berkshire  
RG18 9DY

**Text**

14/07/08 at 15:19 by smclaughlin

14/07/08 at 15:19 by smclaughlin

14/07/08 at 15:04 by smclaughlin

14/07/08 at 15:04 by smclaughlin  
Advised licensing - BAL by email

called c - shouting, laughing, arguing, music audible but not intrusive until 5.30/6am. Taxi arrived and 1 person entered the premises, lights on, doors open. disturbance continued until 7am when last people left.  
Sat night was very quiet and premises closed and lights off by 22.45.

Source Name	Source	Customer	Customer
08/02230/EP_A			
The Bunk Inn	The Bunk Inn From Curridge Road To Kiln Dri Curridge Thatcham, West Berkshire RG18 9DS	Mr /Mrs Armstrong	Woodbury Curridge Thatcham Berkshire RG18 9DS
<b>Text</b>			
04/09/08 at 15:51 by glawrence			
04/09/08 at 15:51 by glawrence			
Notice drafted and served - Cover letter accompanying. See smartsave. Notice ref, 08/00147/EAG			



Source Name	Source	Customer	Customer
09/01474/LIC_N			
The Bunk Inn	The Bunk Inn From Curridge Road To Kiln Dri Curridge Thatcham, West Berkshire RG18 9DS	Ben King	
<b>Text</b>			
21/05/09 at 10:33 by loshea			
21/05/09 at 10:33 by loshea			
I have spoken with Pennington Solicitors in Basingstoke regarding the Premises and they have no record of the public house on file, They have advised me to contact Thomas Eggar aka Penningtons Newbury regarding the problem.			
I have spoken with Michelle from Thomas Eggar regarding the DPS situation at the Bunk Inn and she has said that she has the DPS variation form on her desk ready to send to me and Mr Liquorish has given consent to carry on being the DPS until the variation has taken place.			
New DPS will be Nicola Clark.			

Source Name	Source	Customer	Customer
09/02907/EP_A			
The Bunk Inn	The Bunk Inn Curridge Thatcham, West Berkshire RG18 9DS	Mrs Vanessa Monger	2 Kiln Terrace Chapel Lane Curridge Thatcham Berkshire RG18 9DY
<b>Text</b>			
04/09/09 at 15:24 by rigreen			
04/09/09 at 15:24 by rigreen			
Called Mrs Monger - noise from Bunk was a problem last night - has occasionally been a problem over this year however they have contacted Bunk direct.			
Last night she rang Bunk spoke to manager - 12:15 - marquee at back - he promised noise to be reduced in 15 minutes - this happened.			
She is aware that Nicola Clark is operating Bunk now.			
Discussed logging again as no complaint since notice served last Sept . She will log .Also discussed calling in procedure.			

Source Name	Source	Customer	Customer
The Bunk Inn	The Bunk Inn Curridge Thatcham, West Berkshire RG18 9DS	Mrs Vanessa Monger	2 Kiln Terrace Chapel Lane Curridge Thatcham Berkshire RG18 9DY

**Text**

21/10/09 at 15:07 by rjgreen

21/10/09 at 15:07 by rjgreen

Draft Application for Review completed.

21/10/09 at 14:09 by rjgreen

Prep of 'Grounds for Review' for calling in to review.

21/10/09 at 11:30 by rjgreen

Rang The Bunk - appt made with Nicola Clark -to visit premises on Monday 26th Oct at 10:30

Research re calling licence in for review. Addresses for responsible authorities obtained.

20/10/09 at 10:41 by rjgreen

Letter sent to Mrs Monger that on witnessing list - to contact OOH to witness. Review underway to consider calling licence in for review.

19/10/09 at 12:20 by rjgreen

The Bunk added to the Witnessing list.

24/09/09 at 10:45 by rjgreen

Log and source letter sent 4.09.2009

04/09/09 at 15:24 by rjgreen

Log letter and letter to source to be prepared.

Source Name	Source	Customer	Customer
The Bunk Inn	The Bunk Inn Curridge Thatcham, West Berkshire RG18 9DS	Mrs Vanessa Monger	2 Kiln Terrace Chapel Lane Curridge Thatcham Berkshire RG18 9DY
<b>Text</b>			
26/10/09 at 12:10 by rgreen			
26/10/09 at 12:10 by rgreen			
Visited The Bunk - meeting with Nicola Clark. She advised that she became a 60% shareholder in 2007 and then in March 2009 she became the 100% shareholder - the Liquorist's no longer have any interest in the business or property. Still operating as R C Inns Ltd.			
Discussed the noise complaints and that logs had been returned - she advised that the initial complaints on 5th Sept were from the promotional event celebrating the refurbishment she has carried out. She has a live-in manager - who is away in France this week so she will be at premises late evening/night.			
Advised re type of nuisance and EPA and public nuisance - review of licence. Went thru a couple of entries in log - she was most surprised. She has been thru with staff noise control and controlling people leaving premises. She has changed Smoking area .			
Went outside to see smoking area - this has been moved to front of patio area against the road - located under parasol which has been moved to this area. Discussed taxis and cars entering/leaving the site. She had been advised that gravel parking area was required under planning app for extension - tarmac not in keeping. Suggested she speak to Planning dept and check whether tarmac could be used now. She has been contacted on occasion by occupier of property immediately adjacent to the car park concerning early morning delivery noise.			
She is to keep a log herself of events and when last people leave the premises. Discussed signage - which they have in bar, and also activity of people entering and leaving hotel. They have keys and use side entrance into hotel accommodation.			
Advised her that officers would now attend if called on OOH - if witness nuisance notice to be served, along with consideration of reviewing the premises licence.			

Source Name	Source	Customer	Customer
The Bunk Inn	The Bunk Inn Curridge Thatcham, West Berkshire RG18 9DS	Mrs Vanessa Monger	2 Kiln Terrace Chapel Lane Curridge Thatcham Berkshire RG18 9DY

**Text**

20/01/10 at 11:47 by rjgreen  
letter sent NFA

19/01/10 at 16:21 by rjgreen

No contact from Mrs Monger since letter sent advising contact OOH if noise a problem (20 Oct 09) - no calls from either Mrs Monger or the Armstrongs to advise that noise from Bunk a problem.  
Letter sent advising that as nuisance had not been witnessed the case was being closed down with regard stat nuisance and review procedure under Licensing Act .

Source Name	Source	Customer	Customer
09/02924/EP_A			
The Bunk Inn	The Bunk Inn Curridge Thatcham Berkshire RG18 9DS	Mrs Armstrong	Woodbury Curridge Thatcham Berkshire RG18 9DS
<b>Text</b>			
07/09/09 at 13:44 by glawrence			
07/09/09 at 13:44 by glawrence			
On-going investigation. Currently being dealt with by RJG. Passed to RJG			

Source Name	Source	Customer	Customer
The Bunk Inn	The Bunk Inn Curridge Thatcham Berkshire RG18 9DS	Mrs Armstrong	Woodbury Curridge Thatcham Berkshire RG18 9DS
<b>Text</b>			
20/01/10 at 09:53 by rigreen			
No calls from Mr _ Mrs Armstrong to OOH or to office since original complaint and log- letter sent advising closure of complaint.			
03/11/09 at 12:35 by rigreen			
03/11/09 at 12:35 by rigreen			
Completed log received today - letter from Anne and Robin Armstrong along with log and a copy of letter sent to Nicola Clark 26th October 20096 covering activities at the pub.			
29/10/09 at 09:48 by rigreen			
Log not returned - closed -			
However see SR 09/02907/EP_A for on-going complaint fro neighbouring property re Bunk			
08/09/09 at 10:29 by rigreen			
Called Mrs Armstrong - noise from Bunk was bad on Thurs and Sat. They have contacted the pub in the last few months if there was a problem - like people being outside after 11 pm however contacted pub recently man who answered said 'What am I supposed to do with my customers_'. They then wrote to the pub - Nicola Clark - reminding them of informal agreement that outside area at front would not be used after 11pm and things improved. Thurs and Sat - music up till midnight then people noise.			
Advised her that a log will be sent - she is happy to complete - log sent			
07/09/09 at 15:56 by rigreen			
Called Mrs Armstrong - no reply - no ansafone			

**Source Name**

The Bunk Inn

**Source**

The Bunk Inn  
Curridge  
Thatcham  
Berkshire  
RG18 9DS

**Customer**

Mrs Armstrong

**Customer**

Woodbury  
Curridge  
Thatcham  
Berkshire  
RG18 9DS

**Text**

03/11/09 at 12:35 by rjgreen

03/11/09 at 12:35 by rjgreen

Analysis of log.

*11 January 2011*

*Page 14 of 22*



<b>Source Name</b>	<b>Source</b>	<b>Customer</b>	<b>Customer</b>
<b>09/02927/EP_A</b>			
The Bunk Inn	The Bunk Inn From Curridge Road To Kiln Dri Curridge Thatcham, West Berkshire RG18 9DS	Vanessa Monger	2 Kiln Terrace Chapel Lane Curridge Thatcham Berkshire RG18 9DY

**Text**

17/09/09 at 09:02 by rjgreen

17/09/09 at 09:02 by rjgreen

Closed - see sr 09/02907/EP\_A for further details

07/09/09 at 15:59 by rjgreen

Discussed with ALS - memo sent to Licensing advising that further complaints received.

Rang Mrs monger -she will continue logging and will return log to me. Expressed her thanks for Tony coming out.

<b>Source Name</b>	<b>Source</b>	<b>Customer</b>	<b>Customer</b>
09/03428/EP_A			
The Bunk Inn	The Bunk Inn From Curridge Road To Kiln Dri Curridge Thatcham, West Berkshire RG18 9DS	Mrs Vanessa Monger	2 Kiln Terrace Chapel Lane Curridge Thatcham Berkshire RG18 9DY

**Text**

15/10/09 at 09:30 by rigreen

15/10/09 at 09:30 by rigreen

log returned

Closed - continuing actions in SR 09/02907/EP\_A

<b>Source Name</b>	<b>Source</b>	<b>Customer</b>	<b>Customer</b>
10/00856/LIC_N			
Bunk Inn	The Bunk Inn Curridge Thatcham Berkshire RG18 9DS	Peter Willsher	
<b>Text</b>			
26/03/10 at 15:04 by astinson			
Information from licensing officer read and SR put into POL			

Source Name	Source	Customer	Customer
Bunk Inn	The Bunk Inn Curridge Thatcham Berkshire RG18 9DS	Peter Willsher	
<b>Text</b>			
13/04/10 at 10:57 by rigreen			
No reply therefore closed			
07/04/10 at 11:35 by rigreen			
Complaint re noise from music early hours of the morning			
rang - no reply.			
Copy of email sent by Licensing - info re Bunk licence			
email sent re procedure for log letter and letter to source sent. request to Mr Willsher to contact me if he wishes to follow this procedure.			

Source Name	Source	Customer	Customer
11/00002/EP_A			
The Bunk Inn	The Bunk Inn Curridge Road Curridge Thatcham, West Berkshire RG18 9DS	Vanessa Monger	2 Kiln Terrace Chapel Lane Curridge Thatcham Berkshire RG18 9DY

#### Text

04/01/11 at 09:55 by npearce

01/01/11 at 02:35 by SEG

Loud Music from the Bunk PH (URN 508)

02:37 - Called. Doors \_ Windows open and karaoke really loud. Agreed to visit.

03:05 - Outside pub. Doors and windows closed. Rap type music clearly heard in Chapel Lane. Doors open and levels of music rise. Lasts 2 mins and doors close. Bass beat and 'groans' from mic clearly heard

still. People leave and levels rise - makes car 'vibrate@ as I sit outside. Drunk youngsters shout outside.

03:56 - Tooting of car horns as they leave. Music stops

04:00 - I assume it's finished and leave.

<b>Source Name</b>	<b>Source</b>	<b>Customer</b>
The Bunk Inn	The Bunk Inn Curridge Road Curridge Thatcham, West Berkshire RG18 9DS	2 Kiln Terrace Chapel Lane Curridge Thatcham Berkshire RG18 9DY

**Text**

11/01/11 at 09:44 by rjgreen  
Amendments and collation of docs for submission.

10/01/11 at 17:21 by rjgreen  
Run thru documentation with ALS - appn to be issued following minor amendments

10/01/11 at 16:08 by rjgreen  
Draft letters to send to Licensing Authority and to other Responsible bodies and to Premises Licence Holder

10/01/11 at 16:01 by rjgreen  
Retrieval of all logs submitted regarding noise from the Bunk.

10/01/11 at 09:29 by rjgreen  
Collation of SR's recorded regarding noise from the Bunk on Flare up to beginning 2008.

07/01/11 at 09:36 by rjgreen  
Update to draft appn

05/01/11 at 16:38 by rjgreen  
Check re addresses for responsible bodies to send application to - list provided by Licensing.

05/01/11 at 15:28 by rjgreen  
Completion of draft appn for review.

Source Name	Source	Customer	Customer
The Bunk Inn	The Bunk Inn Curridge Road Curridge Thatcham, West Berkshire RG18 9DS	Vanessa Monger	2 Kiln Terrace Chapel Lane Curridge Thatcham Berkshire RG18 9DY

## Text

05/01/11 at 10:48 by rjgreen

Riang Mrs Monger - discussed her call on New Years Day - advised her that OOH officer considered that noise level would cause sleep disturbance. She advised that not only noise from music caused a problem but people leaving premises up to 3am in the morning with taxis arriving , people shouting in car park. Advised that EH POL were going to apply for a review and suggested she would wish to make a representation. She will make one and also advised that Mr and Mrs Armstrong would also wish to make one. She has kept an on-going diary of times of disturbance - I requested that she forward a copy to me.

I advised I would let her know when application was submitted.

04/01/11 at 17:00 by rjgreen

prep of draft appn for review

04/01/11 at 16:23 by rjgreen

Call to Mrs Monger - message left on ansafone to call me.

04/01/11 at 13:44 by rjgreen

Discussed with ALS - attendance by SEG and notes of events provide sufficient information in conjunction with previous history to apply for a review of licence. The service of a EPA abatement notice not considered appropriate as event witnessed from outside the property.

Draft details prep for review application.

04/01/11 at 11:42 by rjgreen

File Note of actions by SEG received by email. - see smartsave

West Berkshire District Council  
 Environmental Health & Licensing, Council Offices, Faraday Road, Newbury, Berkshire  
 RG14 2AF  
 Tel: (01635) 503242 Fax (01635) 519172 Document Exchange: DX30825 Newbury

Ref: 08/00147/EAG/GVL

Environmental Protection Act 1990, Section 80

**Abatement Notice in Respect of Statutory Nuisance**

**To: The Company Secretary  
 RC Inns Limited  
 The Bunk Inn  
 Curridge Road  
 Curridge  
 Thatcham  
 Berkshire  
 RG18 9DS**

Take notice that under the provisions of the Environmental Protection Act 1990 the West Berkshire District Council being satisfied of the occurrence of a statutory nuisance under Section 79(1) of that Act at premises known as:

**The Bunk Inn, Curridge Road, Curridge, Thatcham, Berkshire RG18 9DS**

(within the district of the said Council) arising from:

**Noise Emanating From Amplified Sound**

hereby require you as the person in control to immediately, from the service of this Notice, to abate the same and hereby prohibit the recurrence of the same.

This is a notice to which the Statutory Nuisance (Appeals) Regulations 1995 applies and, in consequence, in the event of an appeal this Notice shall not be suspended until the appeal has been abandoned or decided by the court, as, in the opinion of the Council, the nuisance to which the Notice relates is:

- likely to be of limited duration such that suspension would render the notice of no practical effect;
- the expenditure which would be incurred by any person in carrying out works in compliance with the notice before any appeal has been decided would not be disproportionate to the public benefit to be expected in that period from such compliance.

If without reasonable excuse you contravene or fail to comply with any requirement of this Notice you will be guilty of an offence under Section 80(4) of the Environmental Protection Act 1990 and on summary conviction will be liable to a fine not exceeding level 5 on the Standard Scale (currently £5000, subject to alteration by order) together



with a further fine of an amount equal to one-tenth of that level for each day on which the offence continues after conviction. **A person who commits an offence on industrial, trade or business premises will be liable on summary conviction to a fine not exceeding £20,000.**

The Council may also take proceedings in the High Court for securing the abatement, prohibition or restriction of nuisance. Further if you fail to execute all or any of the works in accordance with this Notice, the Council may execute the works and recover from you the necessary expenditure incurred.

You may appeal against this Notice to a Magistrate's Court within twenty-one days beginning with the date of service of the Notice. Further details about appeals can be found on the attached notes.

Date: 04/09/2008 .

Signed:

  
Authorised Officer

This Notice served by: **George Lawrence**, Senior Environmental Health Officer, available at Environmental Health & Licensing, Council Offices, Faraday Road, Newbury, Berkshire, RG14 2AF (Tel 01635 503242)

Linked Reference:

08/02230/EP\_A

George  
Lawrence

- (d)

pp. Furschner

4/09/2008

The Bunk Inn.  
Curridge Road.  
Curridge  
Thatcham  
Berkshire.  
RG18 9DS.

10/03062/LCC-N

APPENDIX 4

Woodbury  
Curridge  
Thatcham  
Berkshire  
RG18 9DS

13 September 2010

Rosemary Green (Senior Environmental Health Officer) ...  
Environmental Health & Licensing  
West Berkshire Council  
Council Offices  
Faraday Road  
Newbury  
Berkshire  
RG14 2AF



Dear Rosemary Green

**Noise Nuisance from The Bunk Inn, Curridge RG18 9DS**

The last correspondence on this issue was your letter to us dated 19<sup>th</sup> January 2010. From that, it appears that your department was satisfied that the problem of noise nuisance had been dealt with satisfactorily. We would like to point out that this is not the case. Since autumn 2009, we have been regularly disturbed by late night/ early hours' noise.

Following your meeting with The Bunk Inn in late October 2009, things did, indeed, improve for a few weeks; it appeared that the Managers were keeping to the conditions set out in the Licence granted in 2005. However, the noise caused by customers drinking and merrymaking on the outside patio soon started up again. As I know that you are aware, it is The Bunk's designated smoking area and is made 'comfortable' with overhead covering, heaters and patio-type furniture; this means that even in cold and wet weather customers are happy to sit outside until very late at night.

Recently, this late night noise has become almost unbearable and is once again causing us sleep deprivation. We note from the heading given to your letter (19/01/2010), that you appear to have been interested particularly in "Noise from Late Night Music". While this is still an occasional issue, the main cause of our problem continues to be the noise on the patio area after the stipulated time of 23.00 (and 22.30 on Sundays). We are not talking about the gentle buzz of civilised conversation. This is noise which would probably be offensive to many people in any other location and at an earlier time of day. Even with our double-glazed windows closed, it is often impossible to block out the raucous shouting, shrieking, screaming and swearing that gets more pronounced as the evening progresses.

What we have consistently requested, ever since the 2005 Licence with extended hours was granted to The Bunk, is for the Licence Conditions to be enforced. If this

is not possible, it would seem that the imposition of the Conditions was a waste of time and a mere 'sop' to satisfy us at the time, following our protest against the granting of the extended hours. The conditions are clearly set out and, from our point of view, we would expect that The Bunk should be made to honour their commitment to keep the front patio area quiet after the stated time. It should not be that we have to wait until the noise has ended in order to be able to go to sleep. And if this is not until 2.00am or 3.00am, as it is on occasions, it is obvious that this is incredibly stressful for us.

On occasions, we have phoned The Bunk and reminded them of their obligation to clear the patio area. They do, usually, comply; but only for that particular occasion; and, often, we have had to telephone on consecutive nights. In the end, we have got fed up with this approach, as it is obvious that the Managers do not take their responsibilities regarding this matter seriously enough.

We are writing to ask you to meet again with The Bunk and try to put pressure on them to adhere to the Licence conditions. Those that particularly relate to this problem involve the times that customers should be on the front patio and also the times that windows and doors should be closed to minimise the effect of music and general noise coming from inside. One of the more general Conditions states that noise and vibration should not be allowed to emanate from the premises; and this is happening all the time.

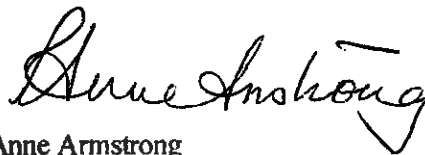
You will perhaps appreciate that, after the time and effort spent logging the precise incidents of noise that disturbed us last summer, and the fact that in the past some of your staff have witnessed late-night noise after being called out by local residents, we feel that our complaints should be taken seriously. So far, our input has not resulted in a satisfactory outcome; and we do not feel inclined to go through the same procedures again with the same frustrating situation continuing.

We are happy for The Bunk to function within the constraints of its 2005 Licence. However, we were told at the original Licensing meeting, by the Licensing Committee, that it would be easy to ensure that the Conditions were adhered to. And here we are, after 5 years of regular complaints, still suffering from this unacceptable noise.

Yours sincerely



Robin Armstrong



Anne Armstrong

**File Note****OOH call re the Bunk New Years Day 2011**

02.35 Call from FC re noise from music at the Bunk, Curridge.

Complainant – Vanessa Monger, 2 Kiln Terrace, Chapel Lane, Curridge 201143

02.37 Called. Mrs Monger says that there is a karaoke night that is really loud. She said the doors and windows were open. She had tried to ring the pub but there was no answer. She had also called TVP – URN508. I explained that I am unlikely to get any police support tonight but I would attend and witness from outside. She said that matters had been better but they had been sleeping in the back, but tonight they had guests and were in the front. She also said she is sure they are selling alcohol to under 16s as she has seen them come out previously. She says Weds, Fri and Sat nights are normally an issue.

03.05 On site. Doors and windows closed. Rap type music clearly heard in Chapel Lane. As taxis arrive doors open (03.08) and levels of music rise substantially. Lasts a couple of minutes and doors close again. There is still loud music – particularly the bass and ‘groans’ from someone on a mic. The only recognisable track in the hour I was there was a Bob Marley track.

People – mainly young males – continue to leave and noise from music goes up again, such that it made the inside of my car vibrate – I was parked in the bus lay by outside the pub. Several young males, clearly drunk are shouting outside. One of these dunks males shouts to his friend down the road – ‘I’ll give you a lift I’m alright to drive’. Friends decline and male gets into a car – number plate obscured by mud – and drives off tooting his horn. Two further males in dark clothing walk up the middle of the road towards the B4001.

03.56 Music stops, others leave and I assume it has finished. I left at 04.00, nearly hitting two young males in dark clothing swaying across the road.

I did not attend in Mrs Monger’s premises as she had guests, but the levels of music outside her premises were loud and in my opinion, would have caused sleep disturbance.

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## MEMORANDUM

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<b>To:</b>	Senior Licensing Officer	<b>Our Ref:</b>	SR050101
<b>From:</b>	Rosemary Green	<b>Your Ref:</b>	
<b>Extn:</b>	2074	<b>Date:</b>	26 <sup>th</sup> July 2005

---

**The Bunk Inn, Curridge Village, Thatcham  
Licence Application – Licensing Act 2003**

Having regard to the above application, I would make the following comments:

1. There is a history of noise complaints regarding the playing of amplified music at these premises. Eleven complaints have been received since 1998, with an abatement notice served in September 1999. The most recent complaints were received in July and September 2004, however no statutory nuisance was established at that time.
2. The premises are surrounded by residential properties with the nearest property approximately five metres away.
3. The applicant has requested that the hours be changed for the sale of alcohol, live and recorded music (both inside and outside) and associated entertainment activities to Sun – Thur 10:00-01:00 and Fri – Sat 10:00-02:00.
4. Under Section Q d) *The Prevention of Public Nuisance* the applicant has stated that no additional steps are required. There is insufficient information provided to demonstrate adequate control of noise both inside and outside the premises.

It is considered that the proposed extension of hours for the sale of alcohol in conjunction with provision of live and recorded music, both inside and outside, will give rise to a statutory noise nuisance at nearby residential properties.

In light of the above comments it is recommended that this application for variation of hours be refused.

Please do not hesitate to contact me if you have any queries relating to the above.

Regards

Rosemary Green  
Senior Environmental Health Officer

## **Licensing Hearing for The Bunk Inn, Curridge Village, Thatcham**

### **Representation for Public Protection (Pollution)**

My name is Rosemary Green. I am a Senior Environmental Health Officer with West Berkshire Council, with over twenty five years experience specialising in noise pollution.

The Bunk Inn is located in the village of Curridge, with residential properties in close proximity, the nearest property approximately 5 metres from the bar and restaurant areas.

There is a history of noise complaints from the operation of these premises. Eleven complaints have received since 1998, with an Abatement Notice served in September 1999. This Notice was complied with, however further complaints were received as recently as July and September 2004 concerning the playing of music late at night. Following liaison with the applicant the situation improved and a statutory nuisance was not established.

Concerns are raised with regard to the variation in hours proposed for live and recorded music (both indoor and outdoor). The standard timings indicate that live and recorded music could be played both indoors and outside up to 01:00 hours Sun –Thur, and up to 02:00 on Fri & Sat, although within the ‘tickbox’ response the applicant has stated that live or recorded music will not be permitted outdoors after 22:00. The application does not indicate the curtilage of the outdoor area to be used, however the nearest residential property is within 5 metres of the premises on one boundary, and 25 metres on the other side boundary. Due to the close proximity of residential properties it is considered that the playing of outdoor live and recorded music over the standard timings would give rise to public nuisance at nearby residential properties.

Considering the playing of live and recorded music indoors, due to the close proximity of the nearest residential property it is considered that the playing of live and recorded music until 01:00 Sun – Thurs and 02:00 Fri & Sat would give rise to a public nuisance.

Noise levels within the residential property from the playing of live and recorded music within the public house are likely to exceed the World Health Organisation Guidelines of 30 dBA  $L_{Aeq}$  for night-time exposure within a bedroom, with a window open, and result in sleep disturbance.

Under Section Q d) *The Prevention of Public Nuisance* the applicant has stated that no additional steps are required to control possible noise nuisance, whilst within the Tick Box responses it is stated that notices will be displayed at all exits requesting patrons to leave the premises quietly. Overall there is insufficient information to demonstrate adequate control of noise nuisance from the playing of live and recorded music.

Since making this representation additional comments have been received from Pennington's, solicitors acting for the applicant, along with further conditions to control public nuisance. Copies of this correspondence are available. The additional conditions proposed are:

1. Prominent clear and legible notices will be displayed at all exits requesting patrons to respect the needs of local residents and to leave the premises and the area quietly.
2. For the final hour of opening music will be discernibly quieter
3. In the event of the playing of live or recorded music in outside areas of the premises, this will not be permitted after 22:00
4. Any outside furniture , which needs to be moved, collected or tidied will not be permitted after midnight
5. Doors and windows will be kept closed to reduce noise nuisance from the premises (except for ingress or egress) after midnight.

In summary, based upon the application for the variation of hours and the additional information and conditions proposed, it is considered that this variation be granted subject to the following conditions being applied:



- The playing of live and recorded music inside and outside the premises will not be permitted after 23:30.
- Noise and vibration shall not be permitted to emanate from the premises so as to cause a nuisance at nearby properties
- All external doors and windows must be kept closed, other than for access and egress, in all rooms when events involving amplified music or speech are taking place.
- Prominent clear and legible notices will be displayed at all exits requesting patrons to respect the needs of local residents and to leave the premises and the area quietly.

## Emilia Matheou

---

**From:** Emilia Matheou  
**Sent:** 10 February 2011 13:18  
**To:** Rose Green  
**Subject:** FW: The Bunk Inn - Curridge

Rose,

I write to inform you that the following representations have been received:

Residents - Tammy and Peter Willsher

Please find below for your information a copy of their email detailing the nature of their representations.

Regards  
Millie

Emilia Matheou  
Technical Officer, Licensing  
Property & Public Protection  
Environmental Health & Licensing  
Tel: 01635 42400 X 3208

-----Original Message-----

From: Tammy Willsher [mailto:twillsher@hotmail.co.uk]  
Sent: 08 February 2011 20:24  
To: Licensing  
Subject: The Bunk Inn - Curridge

We recognise that the Bunk are trying to earn a living, and have no problem with their general activity within the village.

However, the pub continually stays open late, sometimes until 2/3am. We are woken up by people standing outside shouting whilst smoking, leaving the pub in the early hours of the morning, they play loud music, and generally have no regard for any of their neighbours.

On New Year's Eve there was a tremendous amount of noise, they were still partying until at least 4am.

A recent example would be that on Friday 28th January they were creating a disturbance outside the pub at 12:15am.

I hope this helps with your enquires.

Tammy and Peter Willsher

## Emilia Matheou

---

**From:** Emilia Matheou  
**Sent:** 10 February 2011 13:06  
**To:** Tammy Willsher  
**Subject:** The Bunk Inn - Curridge - Review of the Premises Licence

Tammy and Peter Willsher,

Thank you for your representation regarding the above application. Your comments will be made available to the applicant and any comments in answer will be communicated to you either directly by the applicant or through this department. Details of the hearing of the application before the Licensing Sub-Committee will be sent to you by our Policy and Performance Unit.

Regards

Emilia Matheou  
Technical Officer, Licensing  
Property & Public Protection  
Environmental Health & Licensing  
Tel: 01635 42400 X 3208

-----Original Message-----

**From:** Tammy Willsher [mailto:twillsher@hotmail.co.uk]  
**Sent:** 08 February 2011 20:24  
**To:** Licensing  
**Subject:** The Bunk Inn - Curridge

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However, the pub continually stays open late, sometimes until 2/3am. We are woken up by people standing outside shouting whilst smoking, leaving the pub in the early hours of the morning, they play loud music, and generally have no regard for any of their neighbours.

On New Year's Eve there was a tremendous amount of noise, they were still partying until at least 4am.

A recent example would be that on Friday 28th January they were creating a disturbance outside the pub at 12:15am.

I hope this helps with your enquires.

Tammy and Peter Willsher

3 February 2011



Rosemary Green  
West Berkshire Council Environmental Health – Pollution  
Council Offices,  
Faraday Road  
Newbury  
RG14 2AF

**Property and Public Protection  
Environmental Health & Licensing**  
West Berkshire District Council  
Council Offices  
Faraday Road Newbury  
Berkshire RG14 2AF

**Our Ref:** 11/00058/LQN

**Your Ref:**

**Please ask for:** Emilia Matheou

**Direct Line:** 01635 503242

**Fax:** 01635 519172

**e-mail:** [licensing@westberks.gov.uk](mailto:licensing@westberks.gov.uk)

Dear Ms Green

**Licensing Act 2003 Review of Premises Licence – Bunk Inn  
Curridge Road, Thatcham, West Berkshire, RG18 9DS**

With reference to your application for a review of the premise licence at the above location.

I now write to inform you that the following representations have been received:

Residents Mr & Mrs Monger

I enclose for your information copies of the relevant letter detailing the nature of the representations.

You will be notified in due course of the date and time when a hearing will take place before the Licensing Committee at the Council Offices.

Yours sincerely

Emilia Matheou  
Technical Officer, Licensing

*Pl & informed 3/2/11*

3 February 2011

Mr & Mrs Monger  
2 Kiln Terrace  
Chapel Lane  
Curridge  
Thatcham  
Berkshire  
RG18 9DY



**Property and Public Protection  
Environmental Health & Licensing**

West Berkshire District Council  
Council Offices  
Faraday Road Newbury  
Berkshire RG14 2AF

**Our Ref:** 11/00058/LQN

**Your Ref:**

**Please ask for:** Licensing Team

**Direct Line:** 01635 519209

**Fax:** 01635 519172

**e-mail:** [licensing@westberks.gov.uk](mailto:licensing@westberks.gov.uk)

Dear Mr & Mrs Monger

**Licensing Act 2003 - Review of Premises Licence  
Curridge Road, Curridge, Thatcham, West Berkshire, RG18 9DS**

Thank you for your representation regarding the above application.

Your comments will be made available to the applicant and any comments in answer will be communicated to you either directly by the applicant or through this department.

A hearing of the application before the Licensing Sub-Committee will be arranged and details of the date and time will be sent out by the Policy and Performance Unit at least ten days before the date of the hearing.

Yours sincerely

Emilia Matheou  
Technical Officer, Licensing

**Scanned**

2 Kiln Terrace  
Chapel Lane  
Curridge  
Thatcham  
Berkshire  
RG18 9DY  
29<sup>th</sup> January 2011

Dear Licensing Officers,

**Re: Review of licence for The Bunk Inn, Curridge**

We have endured noise and nuisance from The Bunk Inn for many years.

Despite valued support from the Environmental Health Department and completing several logs of the noise we suffer, the premise continues to show blatant disregard and no consideration for its neighbours.

In the past there has been what can only be described as a 'yo-yo' effect, whereby the premises have been requested by Environmental Health to comply with the conditions of their licence and there has been some improvement, but only to worsen again a short while later.

In recent years, there has been a definite escalation in noise from The Bunk and we find ourselves frequently disturbed by noise from the premises which wakes us regularly. We enclose a log we have kept of the more notable occasions, but there have been many more times when we have been woken that have not been written down. As well as the wild, loud parties, we experience a lot of disturbance from the customers themselves. This is increasingly from young people and can continue until four or five am the following morning! We have also witnessed people arriving and going into the pub in the early hours of the morning.

As well as working with Environmental Health to reach a solution, we have also tried phoning the premises when it is noisy to politely request that they be quiet. On some occasions they have not answered the phone and we can only assume this is because it could not be heard because of the noise. At other times our request has eventually given us some respite, but this is only short lived as we then we find ourselves faced with the same noise and nuisance the following night!

We feel that all avenues to resolve the nuisance have now been exhausted and we welcome the review of the licence for these premises.

We would ask that when reviewing the licence for The Bunk consideration is given to:

- Its long history of noise nuisance, not only from amplified music and microphones, but also from the perpetual noise nuisance from customers either drinking or smoking outside or leaving the premises. The management are either unwilling or unable to control the noise from their customers and have consistently shown no consideration for their neighbours.

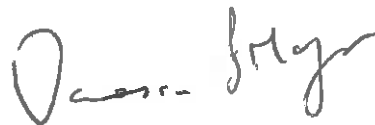
- The unreasonable level of noise that we experience. Noise from premises of this type should be very low level and from our property we would expect it to be no more than the closing of a car door. In reality, what we are experiencing is not dissimilar to living next door to a night club, with a very drunk and rowdy cliental.
- The premise is located in a quiet, rural village and has several residential properties in close proximity. There is no through traffic or ambient noise in this area and when the pub is closed it is extremely peaceful.
- The existing conditions on the licence have been unenforceable and the licensees have continually been in breach of their licence.
- It is inappropriate to have a smoking area at the front of the premises or outside the hotel entrance, as this exacerbates the noise we suffer at night.

We are of the opinion that microphones or amplified music and marquees should not be allowed at any time and question whether, given the licensee's inability and lack of willingness to adhere to its current licence, it should be permitted a licence at all.

Yours faithfully,



Mr N Monger



Mrs V Monger

## **Log of Noise from The Bunk Inn, Curridge**

### **Early hours Thursday 22/10/09**

**Woken at 2:15am** by men shouting and minibus engine running outside The Bunk.

Two men having banter with occupants of the minibus.

Minibus left around 2:25am.

Two men went back inside hotel entrance ( rest of pub dark)

Continued to be disturbed by loud voices until 3am when door banged shut and finally quiet.

### **Early hours Wednesday 28/10/09**

**Woken at 12:35am** by loud male voices.

1:30am – two young men left in car that was parked at the front of The Bunk and drove out of village.

### **Overnight Friday 6/11/09 - Saturday 7/11/ 09**

Friday- Woken at 11:30pm by two male voices outside The Bunk. (Pub in darkness and appeared 'closed')

**Woken again at 3am** by taxis collecting men.

### **Overnight Friday 27/11/09 – Saturday 28/11/09**

**Woken at 2:20am** by loud banging (possibly the pub door?) and shouting.

Young people leaving- four were local and several left in a taxi.

### **Overnight Friday 11/12/09**

While watching television downstairs, we were disturbed by cheering and shouting and a brass band outside the front of the pub.

The noise (party) continued for some time. We closed our bedroom windows when we went to bed and eventually managed to drift off to sleep.

BUT, we were **woken at 1:15am** by shouting, cheering and ROARING.

1:20am front doors and windows closed by staff.

### **Overnight Friday 15/1/10 – Saturday 16/1/10**

**Woken at 12:30am** by noise from people outside the front of the pub.

### **AND Overnight Saturday 16/1/10- Sunday 17/1/10**

**Woken at 3:45am** by car engines and car horns and people shouting.

A group of young men were leaving the pub.

### **Overnight Friday 5/3/10 – Saturday 6/3/10**

**Woken at 2:30am** by very young people leaving. Some school age. (Recognised one girl I'd seen getting off The Downs School bus in uniform.)

\* Reported this to PCSO Alex de Mayer\*

### **Overnight Saturday 13/3/10 –Sunday 14/3/10**

**Woken at 1:30am** by noise from people and music.

### **Overnight Friday 19/3/10 – Saturday 20/3/10**

**Woken at 4:30am** by noise from pub. Lights on in pub and young people inside.



**Overnight Saturday 27/3/10 – Sunday 28/3/10**

Woken several times by noise from pub on and off all night (Newbury Races)

Still heard people shouting and leaving at 4am.

**Overnight Friday 16/4/10 – Saturday 17/4/10**

Woken at 1am by men inside partying and loud music. (Newbury Races)

Still being disturbed and unable to sleep at 4am by noise from people inside the pub.

**Monday 19/7/10**

Woken at 3am by girl crying and arguing with a young male.

(We were on holiday 10-18 July)

**Overnight Friday 23/7/10 – Saturday 24/7/10**

Disturbed by loud voices of young people outside at 10pm. They eventually went inside and we fell asleep.

Woken at 2:20am by a young male arguing with a girl by the hotel entrance, repeatedly shouting "What the F... have I done?!"

After a while they went inside and we went back to sleep.

Then at 3am we were woken again by shouting and a taxi collecting people from the pub. It drove to Curridge Park before leaving the village.

Then, immediately, the couple were outside arguing again. "What the F... have I done?!"

They went in and out of the pub, shouting and arguing until it finally went quiet at 5:45am.

**Overnight Friday 30/7/10**

Kept awake until 1:30am by noise from a crowd of people outside the front of the pub.

Then woken at 3:30am by noise from a group of people outside the front of the premises.

(We were away 8 – 13 August)

**Wednesday 18/8/10**

A lot of noise from young people outside until late. Unable to sleep with windows open and noise still audible with windows closed.

**Thursday 19/8/10**

Raucous customers outside during the evening. Had to keep windows closed to be able to sleep.

**Overnight Friday 27/8/10**

A lot of noise from customers at 10pm.

Woken at 3am and again at 4am by men shouting outside hotel entrance.

### **Overnight Saturday 11/9/10**

LOTS++ of noisy men (age 20's?) outside front during evening.

Despite bedroom windows being closed we were **woken several times** by men roaring and shouting.

**Woken at 12:35am** lots of shouting and foul language. Looked out to see approx 20 men outside front doors drinking and making noise.

At 12:45am I rang The Bunk to ask them to please be quiet. Told them they were in breach of their license, to stop the foul language and noise and let us sleep!

Pub was quiet by 2am.

### **Overnight New Years Eve 31/12/10- 1/1/11** (Karaoke and Curry Night)

2am VERY loud music and microphone noise. Front doors wide open. 'Rap and Garage' karaoke with men on microphone shouting at the top of his voice.

Rang Police for advice ref no: 508/1/1/11

Advised to call emergency out of hours and officer attended and witnessed the nuisance.

**At 3am a car arrived and people went IN to the pub!**

Pub went dark and microphone off at 4am but could still hear music inside.

**We finally managed to sleep by about 5am!!** VERY tired next day and unable to function..

### **Overnight Thursday 6/1/11 – Friday 7/1/11**

**Woken at 12:20am** by loud voices of young people (male and female) outside The Bunk. Suddenly went quiet and thought we had been dreaming as when I looked out only the hotel lights were on and it appeared quiet.

Just dropping off to sleep 15 minutes later when disturbed loud voices, shouting and laughing again.

Looked out and this time could see people smoking outside the hotel entrance and people running around inside.

This yo-yo effect – quiet, then people outside 10-15 minutes later, **continued until 1:50am** when 3-4 cars left the pub and drove out of the village.

Very tired next day- had lost 2 hours sleep.....

### **Friday 14/1/11**

**Unable to get to sleep** because of noise from people outside the front of the pub. Loud voices/laughter.

Even with our bedroom window closed and the tv on we could still hear the noise, so we moved into a back bedroom to get some rest.

**\*Despite The Bunk being aware that their licence is being reviewed, we were disturbed again on Friday 28/1/11\*** There was a lot of noise from young people outside the hotel entrance when we went to bed at 10pm. Despite keeping our bedroom windows closed, we were woken 3 times during the next 2 hours by loud shrieking from young girls by the hotel entrance. At 12:20am we gave up and moved into the back bedroom to get some peace.

27 January 2011



Rosemary Green  
West Berkshire Council Environmental Health – Pollution  
Council Offices,  
Faraday Road  
Newbury  
RG14 2AF

**Property and Public Protection  
Environmental Health & Licensing**  
West Berkshire District Council  
Council Offices  
Faraday Road Newbury  
Berkshire RG14 2AF

**Our Ref:** 11/00058/LQN

**Your Ref:**

**Please ask for:** Emilia Matheou

**Direct Line:** 01635 503242

**Fax:** 01635 519172

**e-mail:** [licensing@westberks.gov.uk](mailto:licensing@westberks.gov.uk)

Dear Ms Green

**Licensing Act 2003 Review of Premises Licence – Bunk Inn  
Curridge Road, Thatcham, West Berkshire, RG18 9DS**

With reference to your application for a review of the premise licence at the above location.

I now write to inform you that the following representations have been received:

Residents Mr & Mrs Armstrong

I enclose for your information copies of the relevant letter detailing the nature of the representations.

You will be notified in due course of the date and time when a hearing will take place before the Licensing Committee at the Council Offices.

Yours sincerely

Emilia Matheou  
Technical Officer, Licensing

*PP informed 28/1/11*

27 January 2011



Mr & Mrs Armstrong  
Woodbury  
Curridge  
Thatcham  
Berkshire  
RG18 9DS

**Property and Public Protection  
Environmental Health & Licensing**  
West Berkshire District Council  
Council Offices  
Faraday Road Newbury  
Berkshire RG14 2AF

**Our Ref:** 11/00058/LQN

**Your Ref:**

**Please ask for:** Licensing Team

**Direct Line:** 01635 519209

**Fax:** 01635 519172

**e-mail:** [licensing@westberks.gov.uk](mailto:licensing@westberks.gov.uk)

Dear Mr & Mrs Armstrong

**Licensing Act 2003 – Review of Premises Licence – Bunk Inn  
Curridge Road, Thatcham, West Berkshire, RG18 9DS**

Thank you for your representation regarding the above application.

Your comments will be made available to the applicant and any comments in answer will be communicated to you either directly by the applicant or through this department.

A hearing of the application before the Licensing Sub-Committee will be arranged and details of the date and time will be sent out by the Policy and Performance Unit at least ten days before the date of the hearing.

Yours sincerely

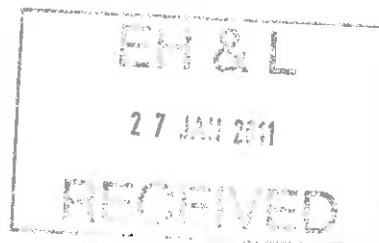
Emilia Matheou  
Technical Officer, Licensing

Woodbury  
Curridge  
Thatcham  
Berks  
RG18 9DS



26<sup>th</sup> January 2011

The Licensing Committee  
West Berkshire Council  
Public Protection Dept.  
Council Offices  
Faraday Road  
Newbury  
RG14 2AF



Dear Sirs

**Re: Appraisal of Licence for The Bunk Inn, Curridge, Thatcham, RG18 9DS**

Rosemary Green of the Environmental Health Department at West Berkshire Council has informed us that there is likely to be a Review of the Licence for The Bunk. She suggested that, since we have had a long-lasting problem with noise nuisance from The Bunk, we should make representation to your Committee stating our concerns. These are set out in the accompanying document. Also, we would ask that you refer to the detailed Log (which covers part of 2009) which we sent to Rosemary Green; it shows the nature of our problem and also the level of and frequency of the noise disturbance.

Yours faithfully

A handwritten signature in black ink, appearing to read "Robin Armstrong".

Robin Armstrong

A handwritten signature in black ink, appearing to read "Anne Armstrong".

Anne Armstrong

In this review, we feel that the following important points should be considered:

- it is an established fact that unacceptable levels of noise have been emanating from the premises of The Bunk over a period of years;
- all of this noise (see types identified below) results from the fact that The Bunk is open to customers throughout the night and into the morning hours;
- the owners / management of The Bunk have consistently disregarded the effect of this late-night noise on neighbouring properties and have failed to operate according to the requirements set out in their Licence and its conditions.

In order to qualify the above points, we state that:

- the Environmental Health Dept.(West Berkshire Council) has received complaints about noise over a period of years (at least since 2002) and has sent out members of their team to witness noise levels on several occasions; in 2009, we supplied to the Environmental Health Dept. a log giving details of types of noise and the extent that it disrupted our lives;
- types of noise which have proved unacceptable are:
  - loud music being played late at night on the premises;
  - shouting and raucous behaviour emanating from inside the building late at night;
  - raucous and noisy behaviour accompanied by foul language taking place on the front patio area late at night;
  - raucous behaviour (including quarrels) taking place in the road in the early hours of the morning when customers leave The Bunk;
  - traffic noise as vehicles arrive and depart with customers after 23.00 hours and throughout the night;
- the Environmental Health Dept ( West Berkshire Council) has, over the years, met with the owners/ management of The Bunk on several occasions to discuss problems; however any improvements have been very short-lived, and noise levels have always increased to unacceptable levels, usually within a few weeks; we ourselves have, on occasions, phoned The Bunk to ask for the noise to be regulated; however, any response has been unsatisfactory and it is significant that their response on one occasion was, " I can't tell my customers what to do"; this indicates a poor attitude to management responsibility.

When the present Licence was granted to The Bunk in 2005, we were assured by The Licensing Committee at the time that the conditions which were attached to the Licence would mean that The Bunk had to consider more carefully the noise levels that were allowed to emanate from the premises; however this has not proved to be the case as both the previous owners/ management and the present owners/ management have regularly disregarded those conditions which were intended to reduce noise disruption.

**Representation to The Licensing Committee ( West Berkshire Council) 26/01/11**  
**Re: Licence Appraisal for The Bunk Inn, Curridge, RG18 9DS**

We accept that noise taking place out in the road and the noise of traffic entering and leaving the car park and waiting outside in the road may be beyond the control of the management of The Bunk, but this type of noise would not be taking place at this late hour if The Bunk was not open throughout the night. There is a case to make for opening hours to be reduced.

The Bunk does cater for overnight guests, however it is not remaining open just to cater for them. We have seen (and heard!) people arriving and leaving the premises, both on foot and in cars, throughout the night.

A designated outdoor 'Smoking Area' is situated on the front patio area of The Bunk, just a few metres from our bedroom window. This is furnished with comfortable furniture and heaters, and this encourages smokers to stay outside in this area for as long as they are customers. Having bought their drinks at the bar, they retire to the patio. This is not in keeping with Condition 6 of the Licence which was intended to reduce noise from that area; in fact, it has increased. We feel most strongly that this is an inappropriate place for a designated 'Smoking Area' as it is an area which is meant to be cleared at 23.00, according to the Licence Conditions.

The effect that this constant late-night noise is having on our quality of life and our health is shown when our log (2009) is consulted. This log indicates that sleep deprivation and disruption occurred several times a week, and sometimes on successive nights. Noise pollution is a recognised contributor to stress and ill-health.

It is clear that The Bunk consistently breaks the following Licence Conditions imposed in 2005:

- (3) "All external windows and doors for public access to the premises are to be kept closed from 23.00 hours except for egress and ingress."
- (4) "Noise and vibration shall not be permitted to emanate from the premises so as to cause a nuisance to nearby properties."
- (6) "Supply of alcohol to the outdoor areas of the premises is to cease at 23.00 hours Monday through Saturday and 22.30 on Sundays."

It also allows loud music to be played at later hours than is stipulated in Condition 5.

This Review of the Licence is, hopefully, an opportunity to prevent this constant noise nuisance. We have always felt that, if the present Licence Conditions were properly adhered to, we could accept that; but we would prefer that licensed hours be reduced. The problem is that there appears to be no straightforward way of ensuring that any Licence is adhered to. It is questionable whether the present owners/ management will adhere to any stipulation set at this Review. We would welcome some reassurance from the Licensing Committee that they are able to insist on The Bunk's compliance with its Licence and any attached conditions.

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