

Notice of Meeting



Scan here to access the public documents for this meeting

Licensing Sub-Committee

Wednesday, 27 September, 2023 at 10.00 am

The Council Chamber, Council Offices,
Market Street, Newbury

This meeting will be streamed live here: [Link to Licensing Sub-Committee Livestream](#)

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, 19 September 2023

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 Ben Ryan (Democratic Services Officer) via email benjamin.ryan1@westberks.gov.uk.

Further information and Minutes are also available on the Council's website at www.westberks.gov.uk



Agenda - Licensing Sub-Committee to be held on Wednesday, 27 September 2023
(continued)

To: Councillors Phil Barnett (Chairman), Stephanie Steevenson and Clive Taylor
Substitute: Councillor Nigel Foot

Agenda

Part I

Page No.

- | | | |
|-----|---|---------|
| 1 | Declarations of Interest
To receive any declarations of interest from Members. | |
| 2 | Schedule of Licensing Applications | |
| (1) | Application No. 22318 - Awberry Barn, Awberry Farm, The Green, Beenham, Berkshire, RG7 5NX
Proposal: An Application for a premises licence to be granted under the Licensing Act 2003
Location: Awberry Barn, Awberry Farm, The Green, Beenham, Berkshire, RG7 5NX
Applicant: Mr Nigel Hopes | 3 - 106 |

Sarah Clarke
Service Director: Strategy and Governance

If you require this information in a different format or translation, please contact Ben Ryan on telephone (01635) 503973.

Licensing Sub-Committee Report

Awberry Barn, Awberry Farm, The Green, Beenham, Berkshire, RG7 5NX (Application Number 22318)

Type of Application:	New Premise Licence
Parish/ Town Council:	Beenham
Ward Members:	Councillor Dominic Boeck
Case Officer:	Philippa J. Heath, Interim Licensing Officer
Portfolio Holder:	Councillor Lee Dillon
Head of Service:	Eric Owens

1. Purpose of the Report

- 1.1. To set out the background information pertaining to this Licensing Application.

2. Recommendation to Licensing Sub-Committee

- 2.1. Options available to Members are to:-

- (a) Grant the application for a premises licence subject to such conditions as are consistent with the operating schedule accompanying the application and to decide whether to modify any of those conditions to such extent as is considered appropriate for the promotion of the licensing objectives and subject to any mandatory condition.
- (b) Refuse to specify a person in the licence as the Designated Premises Supervisor.
- (c) Exclude from the licence any of the licensable activities to which the application relates.
- (d) Reject the application for a premises licence.

Members of the Licensing Sub-Committee are asked to make a decision at the end of the hearing after all relevant parties have been given the opportunity to speak. Members must give full reasons for their decision.

3. Introduction and Background

- 3.1. On 8th September 2023 an application was received from Nigel Hopes for a new premises licence for Awberry Barn, Awberry Farm, The Green, Beenham, Berkshire,

RG7 5NX. The application was validated on 10th August 2023 and the consultation end date was 06th September 2023.

- 3.2. Members of the Licensing Sub-Committee are asked to determine the application as the Licensing Authority has received representations stating that granting this application would undermine the prevention of crime and disorder, the prevention of public safety, the prevention of public nuisance, and/ or the protection of children from harm licensing objectives.
- 3.3. The Licensing Authority may only consider aspects relevant to the application that have been raised in these representations.
- 3.4. Members of the Licensing Sub-Committee are requested to determine the application having regard to the operating schedule, representations received, the Councils Statement of Licensing Policy, revised Section 182 guidance and the four licensing objectives.
- 3.5. An authorisation is required in respect of any premises where it is intended to conduct one or more of the licensable activities, these being:
 - Sale of alcohol
 - Supply of alcohol (in respect of a club)
 - Regulated Entertainment
 - Provision of Late Night refreshment

An appropriate authorisation is either, a premises licence, a club premises certificate or a Temporary Event Notice.

- 3.6. Licence holders are required, when offering any licensable activity, to ensure that they promote the licensing objectives at all times. The operating schedule of the application contains detail of all the activities applied for and the control measures that the applicant will have in place in order to promote these objectives. Such measures will, where appropriate be converted into enforceable conditions on any licence issued.

The four licensing objectives are:

- Prevention of crime and disorder
- Prevention of public nuisance
- Public Safety
- Protection of children from harm

No licensing objective carries any more weight than any other and these are the only factors in which licensing can have regard in determining an application.

- 3.7. Where representations have been received from a responsible authority or any other person, and the concerns have not been resolved through mediation between all parties, the Licensing Act 2003 requires that these applications should be determined by the Licensing Authority's Licensing Committee. The Licensing Act 2003 allows for applications such as this one to be delegated to a Sub-Committee. In accordance with those rules, the Scheme of Delegation set out in the Council's Constitution states that the Licensing Sub-Committee has responsibility for dealing with this application.

4. Background information with planning history

- 4.1. Awberry Barn is situated in the village of Beenham, a village 6 miles east of Newbury in West Berkshire. The Barn was granted conditional change of use by West Berkshire Council Planning Department in July 2023, to convert the barn into a wedding venue. The change of use sees provision for 28 weddings a year - on Saturdays only, accommodating no more than 120 guests and subject to noise control measures. The unit is situated on the busy Hambridge Road in Newbury, a short distance to the east of Newbury Town Centre. The unit has a road frontage, a large forecourt car parking space and electric security shutters.
- 4.2. West Berkshire Council also subsequently licenced Awberry Barn for civil ceremonies and sits amongst the 14 other wedding barn venues in the County.
- 4.3. The application is requested by the applicant to licence the venue for the sale of alcohol and regulated entertainment.

5. Summary of Application sought

- 5.1. The Licencing Authority has received an application on 8th August 2023 from Nigel Hopes, who seeks a new premises licence under Licensing Act 2003 in relation to Awberry Barn, Awberry Farm, The Green, Beenham, Berkshire, RG7 5NX. This application had been recorded under reference number **22283** dated 02 August 2023. A copy of the application is attached as **Appendix 1** and Plan as **Appendix 2**.
- 5.2. The application seeks a premises licence to permit the following activities:-
 - All Activities Saturday only – no more than 28 weddings / major events per annum**
 - E. Live Music: Saturday from 12h00 to 23h00 to take place indoors only.**
 - F. Recorded Music: Saturday from 12h00 to 23h00 to take place indoors only.**
 - G. Performance of Dance: Saturday from 12h00 to 23h00 to take place indoors only.**
 - H. Anything of a Similar Description to E-G: Saturday from 12h00 to 23h00 to take place indoors only.**
 - J. Supply of Alcohol: Saturday from 12h00 to 23h00 for the supply of alcohol for consumption on premises only.**
- 5.3. The applicant has offered up many measures to support the licensing objectives, including a **Noise Management Plan ('NMP')** – August 2023- see **Appendix 3**
- 5.4. The Applicant has also agreed additional conditions with Thames Valley Police and Environmental Health (see respectively **Appendix 5** and **Appendix 6**)

6. Consultation

- 6.1. The 28-day consultation period ran from 10th August 2023 to 06th September 2023. Responsible Authorities, Ward Members and Beenham Parish Council were advised

by email on the 09th August 2023. The application has been advertised in accordance with the regulations, with the required blue notices being placed at the premises and checked by an officer from the Public Protection Partnership and an advert was placed in the Newbury Weekly News.

- 6.2. 25 representations were received from members of the public objecting to the application. 24 representations are attached at **Appendix 4**. In accordance with Part 9.26 of the Section 182 guidance the personal details of three applicants who made representations have been redacted. A licencing officer is liaising with a member of the public whose representation was submitted on time but at this stage has not been included in Appendix 4, and an update can be provided at the hearing.

7. Responses Received

Fire Authority – None received

The Chief Officer of Police Thames Valley – See additional conditions proposed and agreed with the Applicant as set out in **Appendix 5**.

Environmental Health – See additional conditions proposed and agreed with the Applicant as set out in **Appendix 6**.

The Local Enforcement Agency for the Health and Safety at work etc. Act 1974 – No objection

Trading Standards – No objection

Children's Safeguarding Board – None received

Public Health – None received

Home Office Immigration – None received

Planning – None received

The Licensing Authority – None received

Other persons: (25 valid objections)

8. Summary of Relevant Representations

- 8.1. 25 representations had been received from members of the public and all 25 objected to the application, believing that that the granting of the licence would undermine all four licensing objectives.

9. Options

- 9.1. The Home Office's Revised Guidance issued under section 182 of the Licensing Act 2003 (August 2023) must be taken into account when determining this Application.
- 9.2. Members are asked to consider, after taking the representations both oral and written into account, and having due regard to the licensing objectives, whether the application

for the Premises Licence should be granted or rejected. Members will need to give reasons for their decision.

- 9.3. If Members are minded to approve the application they need to consider any additional conditions, other than those contained in the operating schedule, and any relevant mandatory conditions in ss19-21 of the Licensing Act 2003. Modification of conditions includes adding, omitting or altering a condition;
- 9.4. If Members are minded to include any additional conditions they will need to provide their reasons for doing so in the decision notice.

Background Papers: Relevant Legislation

- (1) The Licensing Act 2003
- (2) Appropriate Regulations including but not limited to The Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005, The Licensing Act 2003 (Hearings) Regulations 2005 and The Licensing Act 2003 (Hearings) (Amendment) Regulations 2005
- (3) Statutory Revised Guidance issued under section 182 of the Licensing Act 2003
- (4) The Council's Statement of Licensing Policy Licensing Act 2003
- (5) The Council's Constitution

10. Appendices

Appendix 1 – Application

Appendix 2 – Plan

Appendix 3 – Noise Management Plan

Appendix 4 – Representations

Appendix 5 – Additional Conditions Proposed by Thames Valley Police and Agreed with the Applicant.

Appendix 6 – Additional Conditions Proposed by Environmental Health and Agreed with the Applicant.

Person to Contact: Philippa Heath
Email: Philippa.Heath1@westberks.gov.uk

This page is intentionally left blank

Application for a premises licence to be granted 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 David Hopes

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Awberry Barn Awberry Farm The Green Beenham Berkshire RG7 5NX Postal address of premises or, if none, ordnance survey map reference or description			
Post town	Reading	Postcode	RG7 5NX

Telephone number at premises (if any)	07802 470 357
Non-domestic rateable value of premises	£ Not yet rated

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **Please tick as appropriate**



a)	an individual or individuals *	/	please complete section (A)
b)	a person other than an individual *		
	i	as a limited company/limited liability partnership	please complete section (B)
	ii	as a partnership (other than limited liability)	please complete section (B)

	iii	as an unincorporated association or		please complete section (B)
	iv	other (for example a statutory corporation)		please complete section (B)
c)		a recognised club		please complete section (B)
d)		a charity		please complete section (B)
e)		the proprietor of an educational establishment		please complete section (B)
f)		a health service body		please complete section (B)
g)		a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales		please complete section (B)
ga)		a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England		please complete section (B)
h)		the chief officer of police of a police force in England and Wales		please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; YES
- I am making the application pursuant to a
- statutory function or
- a function discharged by virtue of Her Majesty's prerogative

(A) individual applicants (fill in as applicable)

Mr		Other Title (for example, Rev)	
Surname HOPES		First names NIGEL DAVID	
Date of birth 		I am 18 years old or over Yes	
Nationality British			
Current residential address if different from premises address			
Post town	Reading	Postcode	RG7 5NX

Daytime contact telephone number	██████████
E-mail address (optional)	██████████@██████████
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service (please see note 15 for information)	

Second individual applicant (if applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old		Please tick yes or	
over					
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service: (please see note 15 for information)					

(B) Other applicants

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or

other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name
Address
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association etc.)
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY					
0	1	1	0	2	0	2	3

If you wish the licence to be valid only for a limited period,
 DD MM YYYY when do you want it to end?

--	--	--	--	--	--	--	--

Please give a general description of the premises (please read guidance note 1)
 The premises to be licensed is a historic timber framed barn. Awberry Farm Barn is part of Awberry Farm and is located some 150m from the nearest dwelling. The Barn is surrounded by undeveloped agricultural land.

A 'change of use' planning Application (ref 23/00376/FULMAJ) was Approved on 5 July 2023 to create a flexible events venue (120 guests maximum) including the provision of overnight accommodation. The barn/site to be used for no more than 28 weddings/major events per annum, on Saturdays only.

There will be no 'off' supplies of alcohol. Alcohol will be sold only from the Bar within the Historic Barn. It is intended that alcohol may be consumed in the garden and courtyard adjacent to the Barn.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)		Please tick all that apply
a)	plays (if ticking yes, fill in box A)	
b)	films (if ticking yes, fill in box B)	
c)	indoor sporting events (if ticking yes, fill in box C)	
d)	boxing or wrestling entertainment (if ticking yes, fill in box D)	
e)	live music (if ticking yes, fill in box E)	/
f)	recorded music (if ticking yes, fill in box F)	/
g)	performances of dance (if ticking yes, fill in box G)	/

h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	/
----	---	---

<u>Provision of late night refreshment</u> (if ticking yes, fill in box I)	
<u>Supply of alcohol</u> (if ticking yes, fill in box J)	/

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 5)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 4)		

Tue			
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)
Thur			
Fri			<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Sat			
Sun			

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Fri			

Sat		
Sun		

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 5)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

E

Live music Standard days and timings	Will the performance of live music take place indoors or outdoors or both –	Indoors	/
---	--	---------	---

(please read guidance note 7)			please tick (please read guidance note 3)	Outdoors	
Day	Start	Finish		Both	
Mon			Please give further details here (please read guidance note 4) Amplified live music as part of a flexible 'events' venue.		
Tue					
Wed			State any seasonal variations for the performance of live music (please read guidance note 5)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat	12:00	23:00			
Sun					

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	/
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for the playing of		

			recorded music (please read guidance note 5)
Thur			
Fri			
Sat	12:00	23:00	
Sun			

G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	/
				Outdoors	
Day	Start	Finish		Both	
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for the performance of dance (please read guidance note 5)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat	12:00	23:00			
Sun					

--	--	--

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing Short plays, poetry readings, comedy similar to (e) (f) and (g).		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	/
Mon				Outdoors	
				Both	
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri					
Sat	12:00	23:00	<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

I

Late night refreshment Standard	Will the provision of late night refreshment take place indoors or	Indoors	
--	---	----------------	--

days and timings (please read guidance note 7)			outdoors or both – please tick (please read guidance note 3)	Outdoors	
Day	Start	Finish		Both	
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	/
Day	Start	Finish		Off the premises	
Mon			<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 5)		
Tue					
Wed					

			Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)
Thur			
Fri			
Sat	12:00	23:00	
Sun			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name Nigel David Hopes	
Date of birth ██████████	
Address Awberry Farm The Green Beenham	
Postcode	RG7 5NX
Personal licence number (if known) PL 1653	
Issuing licensing authority (if known) Wokingham Borough Council	

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9). NONE

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5) <u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 6)
Day	Start	Finish	
Mon			
Tue			
Wed			
Thur			
Fri			
Sat	12:00	23:45	
Sun			

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

Staff Training

The key will be to ensure comprehensive staff training and supervision. At all times the premises will be operated with at least 2 personal licence holders on site.

One of the personal licence holders shall undertake 'staff induction training' for all those employed to sell alcohol. The training will cover the key areas of The Licensing Act 2003 and in particular:

- The premises age verification policy
- The law relating to underage sales
- Dealing with refusal of sales
- Proxy purchasing
- Recognising valid identity documents not in the English language

CCTV

The premises and surrounding area will be subject to a comprehensive CCTV system. The system will continuously record internally at all times whilst the premises are open to the public. The external cameras will be operational at all times for security purposes.

Age Verification

An age verification policy will be operated based on 'Challenge 25' to prevent customers who appear to be under the age of 25 from purchasing alcohol without having first provided identification.

Only a valid driver's licence showing a photograph, a valid passport, national identity card or proof of age card showing the 'PASS' hologram will be accepted for identification purposes,

Incident and Refusals Register

All incidents which impact on any of the four licensing objectives will be recorded in a register kept at the premises for this purpose. The names of the person recording the incident and those members of staff who deal with any incident will also be recorded. Where known, any offenders name will also be recorded.

b) The prevention of crime and disorder

As for a) above.

c) Public safety

As for a) above. In addition there will be no use of special effects such as lasers, pyrotechnics, strobe lighting or smoke machines.

At all times the premises are open to the public a sufficient number of people will be employed to secure the safety of the premises and its clientele.

d) The prevention of public nuisance

As for a) above. In addition there will be careful control of approved opening hours and noise levels. The premises are some 150m from the nearest neighbour. Full details of 'operational' matters are set out in a Noise Management Plan which accompanies this Application.

e) The protection of children from harm

As for a) above. In addition there will be no gambling activities or those of an adult or sexual nature at the premises.
Children may be permitted at certain events but only where accompanied by an adult.

Checklist:

Please tick to indicate agreement

●	I have made or enclosed payment of the fee.	/
●	I have enclosed the plan of the premises.	/
●	I have sent copies of this application and the plan to responsible authorities and others where applicable. To be done by WBC on my behalf.	
●	I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.	/
●	I understand that I must now advertise my application.	/
●	I understand that if I do not comply with the above requirements my application will be rejected.	/
●	[Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).	/

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.


It is an offence under Section 24b of the Immigration Act 1971 for a person to work when they know, or have reasonable cause to believe, that they are disqualified from doing so by reason of their immigration status. Those who employ an adult without leave or who is subject to conditions as to employment will be liable to a civil penalty under section 15 of the Immigration, Asylum and Nationality Act 2006 and pursuant to Section 21 of the same act, will be committing an offence where they do so in the knowledge, or with reasonable cause to believe, that the employee is disqualified.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). If signing on behalf of the applicant, please state in what capacity.

Declaration	<ul style="list-style-type: none"> [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	Nigel D Hopes
Date	7 August 2023
Capacity	Owner/proprietor

For joint applications, signature of 2nd applicant or 2nd applicant’s solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	7 AUGUST 2023

Consent of individual to being specified as premises supervisor

Nigel David Hopes

I

[full name of prospective premises supervisor]

Of Awberry Farm

The Green

Beenham

Berks

RG7 5NX

[home address of prospective premises supervisor]

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for

Premises Licence

[type of application]

by

Nigel David Hopes

[name of applicant]

relating to a premises licence

[number of existing licence, if any]

for

Awberry Farm Barn

Awberry Farm

The Green

Beenham

Berks

RG7 5NX

[name and address of premises to which the application relates]

and any premises licence to be granted or varied in respect of this application made by

Nigel David Hopes

[name of applicant]

concerning the supply of alcohol at

Awberry Barn

Awberry Farm

The Green

Beenham

Berks

RG7 5NX

[name and address of premises to which application relates]

I also confirm that I am entitled to work in the United Kingdom and am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number

PL1653

[insert personal licence number, if any]

Personal licence issuing authority

Wokingham Borough Council

[insert name and address and telephone number of personal licence issuing authority, if any]

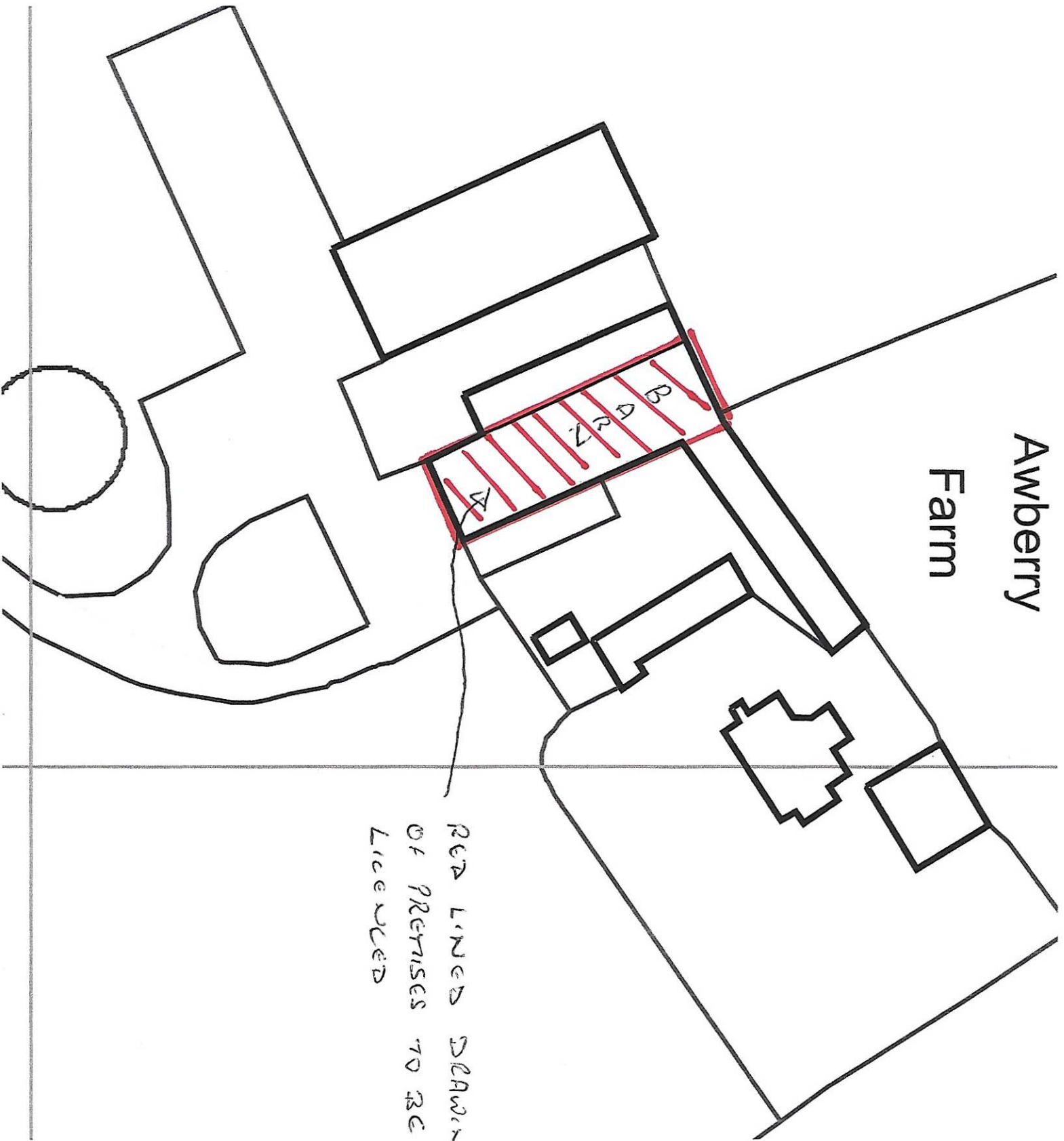
Signed



2 7 AUGUST 2023 06/04/2017

Awberry

Farm



RED LINED DRAWING
OF PREMISES TO BE
LICENSED

Awberry Farm
The Green
Beenham
Berkshire RG7 5NX

Noise Management Plan ('NMP') – August 2023

This document has been prepared to support a 'Change of Use' Planning Application and for a Premises Licence at Awberry Farm in connection with its 'flexible events venue' proposal.

Summary of the Premises Site and Events

A Planning Application (Ref 22/02625/FULMAJ) has recently been Approved. The Application seeks permission for the change of use of the Tithe barn and associated buildings at Awberry Farm to provide a flexible events venue together with overnight accommodation. The Application is supported by 19 documents comprising inter alia, a design and access statement, numerous plans, a bat survey, NIA, heritage statement, traffic survey and fire risk assessment.

The proposals include the provision of full on-site catering facilities. In addition to the Tithe barn a 'break out room' is proposed, to be used as an indoor civil wedding ceremony room (if weather demands). These facilities mean that there will be no requirement for marquee type structures, mobile catering vehicles, generators or erection and dismantling activities.

A Premises Licence is now being sought covering the provision of entertainment and the sale of alcohol within the Tithe barn located at Awberry Farm.

The overall Approved proposals will provide a 'flexible events venue' for:

- The barn/site to be used for no more than 28 weddings/major events per annum, on Saturdays only.
- Conversion of existing workshops to provide 9 en-suite bedrooms for overnight accommodation;
- An entertainment licence from 12:00 to 23:00. The entertainment would be solely inside the tithe barn with no external music sources;
- The sale of alcohol from 12:00 until 23:00;
- Attendees of up to 120 guests;
- On arrival guests may be greeted in an outdoor courtyard. This facility will not be available for use after 22:00. At that time guests will

be required to move to the Tithe barn or break out room located in the adjacent modern barn;

- A small designated smoking area will be provided outside.

Operationally the timings at the end of the evening would be as follows:

- Last orders at 23:00
- All music/entertainment to cease at 23:00;
- Full 'house lights' to be turned on at 23:00;
- Barn and the site generally to be fully vacated by no later than 23:30; • 'Carriages' on invitations to be specified as 23:30 at the latest;
- Target site clearance by 23:45 - midnight at the very latest.

It will be a requirement of bookings (confirmed by signing of our terms and conditions) that the site must be cleared by no later than 23:45. No 'after parties' will be permitted.

Approval has also been obtained to provide 9 en-suite bedrooms. It is accepted that guests staying on site may not immediately retire to their rooms by 23:45. As noted the courtyard will not be used after 22:00. However, for these guests the option of relaxing in the break out room, which will double up as a guest lounge and breakfast room, will be available. That room will be heavily sound proofed and is located within the modern barn at the far northern end.

Statement of intent/key objectives of the NMP

The key objectives of this plan are to:

- Minimise the impact on local residents/prevent public nuisance;
- Identify noise sources and acceptable noise levels;
- Identify steps to manage and control noise;
- Define a program to monitor noise;
- Respond to complaints and unacceptable noise.

Location Plan and Site Plan

The indicative site layout showing the location of the nearest sensitive receptors is shown on page 9 of the attached NIA. In addition a Proposed Site Plan is included as Appendix 1 to this document.

These plans show:

- The Tithe barn, to be used as the main events venue and where live and amplified music will be located. The entertainers will perform at the northern end of the barn, which will also house the dancing area. A distributed sound system to reduce the volume required from amplified music will be utilised;
- The outdoor wedding ceremony location – between the tithe barn and the modern barn;
- The modern barn, which will accommodate the venue kitchen. Also it will house a 'break out room' at the northern end of the barn. This room will be used for civil ceremonies when required, due to adverse weather or from customer choice. It will also be used as a second evening reception area, so guests don't need to be outside;
- The location of the Courtyard welcome area is to the east of the tithe barn. This area will not be used after 22:00. After that time guests will have the choice of inside areas in the main Tithe barn or the break out room within the modern barn.
- Any new plant and equipment (to be determined) will be located in a sound insulated room to the north of the tithe barn. It will also be operated in line with the recommendations set out in the attached NIA;
- Noise monitoring points will be set up in locations to be agreed. The associated equipment will be operational at all times during events with regular readings taken to ensure compliance with agreed noise levels.

Inventory of Noise Sources

- If the weather is fine guests may be greeted in the courtyard area to the east of the Tithe barn. This will also include a small designated smoking area. The main reception area is within the Tithe barn where the wedding breakfast will take place for wedding receptions. The outdoor area will not be used after 22:00 and there will be no external sound sources other than guests;
- There will be no stages – live music and amplified music will be set up at the northern end of the tithe barn.;
- There will be no live or amplified music outside. With the exception of unamplified live music such as a string quartet or harp playing as part of the wedding ceremony.
- The only sound system is within the Tithe barn and will be a distributed system. This means guests will be close to a speaker resulting in lower overall sound level requirements . Customers will be required to use the 'in-house' PA system so that operationally it will be under the direct control of the venue management;
- Marquees will not be used;
- Tents and campers will not be on site;
- There will be no fairground rides;

- There will be no requirement for bands to undertake 'sound checks' in advance of performance;
- Generators will not be required;
- Fireworks will not be permitted;
- No impromptu or 'after parties' will be permitted;
- Guests will arrive and leave by the existing Mount Pleasant drive (see mitigation below and in the NIA);
- There will be no erection and dismantling activities – the proposals provide for a 'full service' on-site offering;
- Deliveries and refuse disposal will occur during normal working hours.

Noise Controls

At all times the facility owners will be present to manage events and ensure that agreed noise control measures are complied with. It should be noted that the adjacent farmhouse is the owners' home. They will be most impacted by any excessive noise and will be highly motivated to achieve compliance.

As noted a detailed NIA has been prepared and is attached. The recommended mitigation measures will be implemented. In summary these comprise:

- Acoustic fence at the entrance - 2.5m high and 35m in length;
- Speed limit of 10mph;
- Sound insulation of the tithe barn together with acoustic glass panels over windows to mitigate 'noise leakage';
- Double door entrance to the Tithe barn achieved by new porch construction;
- Amplified music limiting device;
- Distributed PA System;
- External areas not to be used after 22:00
- No amplified music in outside areas;
- Plant to be positioned on anti vibration mounts.

Regarding the maximum speed limit of 10 mph referred to above, it should be noted that the entrance area has double electric gates. These would be open when guests arrive. The gates would then be shut mid afternoon. To exit, cars would have to drive up to the gates very slowly as vehicles need to be close to activate the automatic exit monitor - the gates open inwards. Also during the exit period a member of staff would be allocated to facilitate the orderly arrival of 'pick ups' and taxis and exiting guests.

Each of the above mitigation measures will be implemented. A key point is the sound insulation of the tithe barn. Once the enhancement measures have been

installed, a visual noise limiting device would be fitted, with the levels programmed during a commissioning site visit.

In addition it is proposed that sub woofers emitting low frequency bass noise, if used, would be turned off at 22:00.

Any new plant will be located in a heavily sound insulated plant room located outside of the northern workshop adjacent to the north facing wall.

As noted above:

- There will be no external live or amplified music sources;
- Fireworks will not be permitted;
- Impromptu/after parties will not be permitted;
- There is no requirement for marquee or other temporary structures;
- All deliveries and waste collection will only take place during normal working hours.

Noise monitoring

Appropriate noise monitoring procedures will be introduced. We will use Clarke Saunders to advise us regarding the equipment and related operational protocols.

Communication with the Public including a hot line to receive complaints

Beenham Village has 2 very active facebook groups 'Beenham Village' and 'Beenham Community'. These have in excess of 1700 members, including our Parish Councilors, although there will no doubt be considerable overlap. The larger of the 2 has some 1100 members.

Initially these will be used to publicise events. We shall draw attention to the diary of events available on our business web site, which will be accessible at all times.

A hot line will be set up to receive/respond to complaints of noise during events. This will be managed by the owners of the facility who will be present at all times that events take place. As noted noise monitoring equipment will be operational at all times during events. The output of that equipment will be used to ensure levels are kept to pre agreed parameters.

All complaints and response actions will be logged.

Actions to be taken in the event of complaints or if noise limits are exceeded

As noted the owners live on site and will be very aware of the need to 'manage' noise in line with agreed limits.

A key part of the booking process will be that customers will be made aware of our NMP. As part of our terms and conditions they will be required to 'sign up' to our operational requirements. Full details will be explained and bookings will only be taken from potential customers comfortable with our required method of operation. In particular noise limits and the timetable for site clearance will be emphasised.

Automated equipment will be in place to ensure compliance. If for any reason limits are exceeded immediate action will be taken to reduce them.

Noise from patrons will be controlled by the on site staff team. If noise continues the responsible patrons will be required to leave.

All complaints and actions taken will be logged by the owners or the facility manager.

Management command and communication structure

A key point is that the 2 owners (who are both personal licence holders) and on site residents of the facility will be present at all times during events. As owners they will have full control over the careful implementation and compliance with the NMP. In addition the manager, who will also be a personal licence holder, will be fully trained in the requirements of the NMP and have delegated authority to take immediate actions if required.

There will be no external facility hirers or mobile caterers. Any entertainment providers will be fully briefed regarding the Amplified music limiting device. They will be made aware by way of demonstration, of the 'cut out' levels applicable and their absolute responsibility for compliance. They will be required to use our 'in house' PA system, linked to the limiting device.

Contact Details

The owners who are fully involved and responsible for all aspects of the venue operation are:

Nigel Hopes – mobile [REDACTED] email [REDACTED]@[REDACTED]

Una Roscoe - mobile [REDACTED] email [REDACTED]@[REDACTED]

Follow up report/review

An evaluation report will be prepared within 21 days of the event. This will include:

- Complaints received;
- Results of noise monitoring;
- Problems and remedial actions taken;
- Details of logs completed at the time of the event;
- Recommendations for any operational changes and/or updates to the NMP.



NO. 1	DATE	DESCRIPTION
1	10/15/2022	ISSUED FOR PERMITTING
2	11/15/2022	REVISIONS
3	12/15/2022	REVISIONS
4	01/15/2023	REVISIONS
5	02/15/2023	REVISIONS
6	03/15/2023	REVISIONS
7	04/15/2023	REVISIONS
8	05/15/2023	REVISIONS
9	06/15/2023	REVISIONS
10	07/15/2023	REVISIONS
11	08/15/2023	REVISIONS
12	09/15/2023	REVISIONS
13	10/15/2023	REVISIONS
14	11/15/2023	REVISIONS
15	12/15/2023	REVISIONS
16	01/15/2024	REVISIONS
17	02/15/2024	REVISIONS
18	03/15/2024	REVISIONS
19	04/15/2024	REVISIONS
20	05/15/2024	REVISIONS
21	06/15/2024	REVISIONS
22	07/15/2024	REVISIONS
23	08/15/2024	REVISIONS
24	09/15/2024	REVISIONS
25	10/15/2024	REVISIONS
26	11/15/2024	REVISIONS
27	12/15/2024	REVISIONS
28	01/15/2025	REVISIONS
29	02/15/2025	REVISIONS
30	03/15/2025	REVISIONS
31	04/15/2025	REVISIONS
32	05/15/2025	REVISIONS
33	06/15/2025	REVISIONS
34	07/15/2025	REVISIONS
35	08/15/2025	REVISIONS
36	09/15/2025	REVISIONS
37	10/15/2025	REVISIONS
38	11/15/2025	REVISIONS
39	12/15/2025	REVISIONS
40	01/15/2026	REVISIONS
41	02/15/2026	REVISIONS
42	03/15/2026	REVISIONS
43	04/15/2026	REVISIONS
44	05/15/2026	REVISIONS
45	06/15/2026	REVISIONS
46	07/15/2026	REVISIONS
47	08/15/2026	REVISIONS
48	09/15/2026	REVISIONS
49	10/15/2026	REVISIONS
50	11/15/2026	REVISIONS
51	12/15/2026	REVISIONS
52	01/15/2027	REVISIONS
53	02/15/2027	REVISIONS
54	03/15/2027	REVISIONS
55	04/15/2027	REVISIONS
56	05/15/2027	REVISIONS
57	06/15/2027	REVISIONS
58	07/15/2027	REVISIONS
59	08/15/2027	REVISIONS
60	09/15/2027	REVISIONS
61	10/15/2027	REVISIONS
62	11/15/2027	REVISIONS
63	12/15/2027	REVISIONS
64	01/15/2028	REVISIONS
65	02/15/2028	REVISIONS
66	03/15/2028	REVISIONS
67	04/15/2028	REVISIONS
68	05/15/2028	REVISIONS
69	06/15/2028	REVISIONS
70	07/15/2028	REVISIONS
71	08/15/2028	REVISIONS
72	09/15/2028	REVISIONS
73	10/15/2028	REVISIONS
74	11/15/2028	REVISIONS
75	12/15/2028	REVISIONS
76	01/15/2029	REVISIONS
77	02/15/2029	REVISIONS
78	03/15/2029	REVISIONS
79	04/15/2029	REVISIONS
80	05/15/2029	REVISIONS
81	06/15/2029	REVISIONS
82	07/15/2029	REVISIONS
83	08/15/2029	REVISIONS
84	09/15/2029	REVISIONS
85	10/15/2029	REVISIONS
86	11/15/2029	REVISIONS
87	12/15/2029	REVISIONS
88	01/15/2030	REVISIONS
89	02/15/2030	REVISIONS
90	03/15/2030	REVISIONS
91	04/15/2030	REVISIONS
92	05/15/2030	REVISIONS
93	06/15/2030	REVISIONS
94	07/15/2030	REVISIONS
95	08/15/2030	REVISIONS
96	09/15/2030	REVISIONS
97	10/15/2030	REVISIONS
98	11/15/2030	REVISIONS
99	12/15/2030	REVISIONS
100	01/15/2031	REVISIONS

AVES ARCHITECTURAL
 1700 W. 10th Street
 Minneapolis, MN 55408
 Tel: 612.338.1111
 Fax: 612.338.1112
 Email: info@avesarch.com
 Website: www.avesarch.com

CLIENT: M/N Hoppes
 PROJECT: Proposed Wedding Venue & Associated Amenities
 LOCATION: 1700 W. 10th Street, Minneapolis, MN 55408
 DATE: 22/10/2022
 SCALE: 1" = 80'

Vikki Rigden

From: Belinda Matthewman <[REDACTED]@[REDACTED]>
Sent: 30 August 2023 20:21
To: Licensing
Subject: LA2003 Awberry Farm

Categories: Sharon Gavin

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

We would like to place on record our strong objection to the proposed application for the New Premises Licence for Awberry Farm Barn as set out in in your notice. We object on the basis of

Prevention of Public Nuisance

This objection concentrates on specific areas associated with the proposed licensed premises that we consider to constitute Public Nuisance

- **Noise** - the primary concern is live or recorded music. We live across the field from the farm and have experienced the music from the farm already, which sounds as though the party is happening in our house and garden. Live music played every weekend through out the summer would mean that we could not enjoy sitting in our garden nor be able to go to sleep before late. In addition there would be significant traffic noise in our peaceful village late at night with the associated noise of revellers outdoors as the entrance to the venue is in the middle of the village.
- **Litter, waste** – There will be considerably more waste retrieval, which will result in additional heavy traffic
- **Light Pollution** – this is a dark area where we enjoy sitting outdoors in the evenings enjoying the night sky, lighting the outdoor areas will cause considerable light pollution for those near by
- **The time of day/night when the activities take place** – the licence is being sought to serve alcohol until 11:pm, this is highly objectionable from a public nuisance perspective in what is a quiet village in an AONB.
- **Proximity to other dwellings** : The proposed venue has a short open field which is bordered by a significant number of dwellings including our own. This exacerbates the above, in particular the noise element.

Yours Faithfully
Belinda and Bernard Matthewman.

Church Cottage
Church Lane
Beenham
Reading
RG7 5NN

September 3rd 2023

**West Berkshire Public Protection Partnership
West Berkshire Council**

New Premises License Application LA2003

Dear Sir/Madam

As a resident of Beenham village, I am writing to strongly object to the **New Premises License Application LA2003 – Awberry Barn at Awberry Farm, Beenham**. I object to the issuing of this alcohol license on the grounds that it does not adhere to the licensing objectives of:

- **The Preservation of Public Nuisance**
- **The Protection of Children from Harm**

My objections are as follows:

Prevention of Public Nuisance

Noise

Wedding celebrations are inevitably, noisy events. The venue is in the middle of the village and there is uncertainty that the venue can ensure that its double doors can be kept closed. Currently, the only way disabled guests can access the toilet is through these double doors.

West Berkshire Council Eastern Area Planning Committee has imposed noise mitigation on the venue for this alcohol license that are both inadequate and unenforceable. The noise level set by the council for this site is, in fact, the ambient noise level of the village (35dB), which is very low ambient noise level. This level is not only due to its position in the AONB, but because it has no noise coming from the M4 or the A4. The applicant and one named guest are in no practical position to control noise at the ambient noise level of the village - both inside the building and outside in the courtyard, as well as the car park. How could they?

The venue must, as a result contravene the Prevention of Public Nuisance licence requirement- set out in clause 2.21 of the Revised Guidance issued under section 182 of the Licencing Act 2003. This states that while Public Nuisance is not narrowly defined in the 2003 act 'It may include in appropriate circumstances the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises. Public nuisance may also arise as a result of the adverse effects of artificial light, dust, odour and insects or where its effect is prejudicial to health.'

Clause 2.26 states that it would be reasonable for a licensing authority to impose a condition, following relevant representations, that requires the licence holder or club to place signs at the exits from the building encouraging patrons to be quiet until they leave the area. Noisy wedding celebrations will inevitably occur, including well after the allocated time as the guests depart. Therefore clause 2.21 of the Revised Guidance will be contravened and it will be almost impossible and impractical for any planning officer to enforce.

Light

Clause 2.15 of the revised guidance requires car parks, courtyards and gardens to be brightly lit to comply with the licensing objective of promoting public safety, but the lighting will itself contravene clause 2.25 of the revised guidance concerning the prevention of public nuisance which states that such lighting may itself give rise to light pollution for some neighbours of this site. Not only would it be impossible for this licence application to meet both the Public Safety and the prevention of Public Nuisance, but because the venue is in the centre of the village, its impact will be increased.

The Revised Guidance requires licensing authorities and licensees to “be mindful of the requirements and responsibilities placed on them by other legislation”. Being within the statutory **North Wessex Downs AONB**, this has strategic objectives and policies to preserve the characteristics of the AONB:

‘where a sense of remoteness and tranquillity predominates, and where vast night skies can thrill the eye, unaffected by light pollution; where these special qualities are recognised in development decisions within in the setting of the region, so that the natural beauty of the statutory North Wessex Downs AONB is protected.’

This application would contravene the aims of the AONB.

Protection of Children from Harm

Excess Traffic

There will be a great increase in traffic going through the village during event days, and pre-event, along Beenham’s narrow country roads where many sections are a single lane. This can be due to parked cars and vans – and there are always more parked at weekends outside properties with no drive or garage. This presents a real danger to children, pedestrians, cyclists, horse riders and especially children on the recreation ground directly opposite the entrance to the venue.

Noise and Light Pollution

The inevitable noise and light pollution at night will disturb the sleep of children resulting in poor health, increased tiredness, mental fatigue and consequently poor performance in school. During the summer months, many children have to sleep with the windows open because of the warm temperatures.

Further more, I know that this venue has outstanding conditions to be met, before the decisions become final, on 23/00376/FULMAJ. Also, a number of conditions on 23/01014/LBC must be complied with and approved before any work can commence on site. So, until all these major

works are completed and approved by the council, it seems extremely inappropriate to be applying for a licence until this work is actually completed and signed off.

Based on the above concerns, I strongly object and would expect that the Council will refuse this license application, certainly at this stage.

Yours faithfully

Chris Tomkins

Vikki Rigden

From: [REDACTED]@[REDACTED]
Sent: 04 September 2023 17:39
To: Licensing
Subject: Letter of objection LA2003 Awberry Barn at Farm Beenham New Premises Licence Application
Attachments: Letter of Objection LA2003New Premises Licence Application- Beenham Awberry Farm.docx
Categories: Sharon Gavin

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

<<...>>

Please find attached my letter of objection. Please confirm receipt of this letter of objection,

Thank you for your time and attention.

Kind regards

Chris

Chris Tomkins

M [REDACTED]

Vikki Rigden

From: David Hancock <[REDACTED]@[REDACTED]>
Sent: 01 September 2023 18:05
To: Licensing
Subject: Objection to New Premises License Application LA2003
Attachments: Objection to License Final.pdf

Categories: Sharon Gavin

This is an **EXTERNAL EMAIL**. **STOP. THINK** before you **CLICK** links or **OPEN** attachments.

Dear Sir or Madam

Please find attached my letter objecting to the License Application LA2003

Yours Faithfully
David Hancock

1st September 2023

Heathlands
Bourne Lane
Beenham
Reading
RG7 5NY

West Berkshire Public Protection Partnership
West Berkshire Council

New Premises License Application LA2003

Dear Sir or Madam

I am writing to object to the New Premises License Application LA2003 – Awberry Farm, Beenham. I am a resident of Beenham Village, who lives about 250m from the site and object to the issuing of this alcohol license on the grounds that it does not adhere to the licensing objectives of:

- The Preservation of Public Nuisance
- The Protection of Children from Harm

Prevention of Public Nuisance

Noise

West Berkshire Council Eastern Area Planning Committee has imposed noise mitigation on the venue for this alcohol license that are both inadequate and unenforceable. The noise level set by the council for this site is, in fact, the ambient noise level of the village (35dB) which in itself is a very low ambient noise level. This level is not only owing to its position in the AONB, but because it has no sound coming from the M4 or the A4. The applicant and one named guest are in no position to control noise both inside the building and outside in the courtyard and the car park at the ambient noise level of the village. The venue must, as a result contravene the Prevention of Public Nuisance licence requirement set out in clause 2.21 of the Revised Guidance issued under section 182 of the Licencing Act 2003. This states that while Public Nuisance is not narrowly defined in the 2003 act “It may include in appropriate circumstances the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises.” Public nuisance may also arise as a result of the adverse effects of artificial light, dust, odour and insects or where its effect is prejudicial to health.” This is exacerbated by the fact that the venue is in the middle of the village and there is uncertainty if the venue can ensure that its pair of double doors can be kept closed. For example as it stands today, the only way disabled guests can get to the toilet is through these double doors.

Clause 2.26 states that it would be perfectly reasonable for a licensing authority to impose a condition, following relevant representations, that requires the licence holder or club to place signs at the exits from the building encouraging patrons to be quiet until they leave the area. Weddings are events that have the biggest celebrations, also where people who go may have not seen each other for years. This is inevitably going to lead to many, except designated drivers, to drink and one has to wonder what the signs are going to achieve, even if they are in place. Guests may also be saying their goodbyes in the car park well after 11pm and that will inevitably be noisy. Again clause

2.21 of the Revised Guidance will be contravened and the inadequate and unenforceable mitigation by planning officers will do nothing to improve the situation,

Light

Clause 2.15 of the revised guidance requires car parks, courtyards and gardens to be brightly lit to comply with the licensing objective of promoting public safety, but the lighting will itself contravene clause 2.25 of the revised guidance concerning the prevention of public nuisance which states that such lighting may itself give rise to light pollution for some neighbours” of the premises. Not only would it be impossible for this licence application to meet both the Public Safety and the prevention of Public Nuisance, as a venue at the centre of the village the impact will be magnified.

The Revised Guidance requires licensing authorities and licensees to “be mindful of the requirements and responsibilities placed on them by other legislation”. Being within the statutory North Wessex Downs AONB, this has strategic objectives and policies to preserve the characteristics of the AONB. For example, it has a long term goal

“where a sense of remoteness and tranquillity predominates, and where vast night skies can thrill the eye, unaffected by light pollution; where these special qualities are recognised in development decisions within in the setting of the region, so that the natural beauty of the statutory North Wessex Downs AONB is protected”

Which would mean that the venue contravenes the AONB’s long term goal. To be honest, if this is not enough to refuse this application, why do we have an AONB?

Protection of Children from Harm

Excess Traffic

There will be a dramatic increase in traffic going through the village during event days along Beenhams’s narrow country roads when many parts go down to a single lane. This can be due to parked cars and vans – and there are always more parked at weekends. This presents a real danger to children pedestrians, cyclists, skateboards and especially children on the recreation ground directly opposite the entrance to the venue.

Noise and Light Pollution

The inevitable noise and light pollution at night will disturb the sleep of children resulting in poor health, increased tiredness, and stress/anxiety, which could result in psychological harm. During the summer many children will have windows opened for them by parents when they sleep, but they will inevitably have increased noise level (as the noise coming from the venue cannot be the same as the ambient noise level). In closing a window to stop the noise, a bedroom will be inevitably very warm making a child uncomfortable/too uncomfortable to sleep. Owing to this venue parents will be damned if they do open the window and damned if they don’t.

I trust the council will refuse this license application.

Yours Faithfully

David Hancock

Vikki Rigden

From: Edgar Valentine <[REDACTED]@[REDACTED]>
Sent: 01 September 2023 10:09
To: Licensing
Subject: Re: LA2003 Beenham - Awberry Barn, Awberry Farm - New Premises Licence Application

Categories: Sharon Gavin

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Sirs,

My objection is in two areas, Public safety and The Prevention of Public Nuisance, both arising from the increased traffic which will be concentrated in the few minutes before and after events at the Farm; Highways raised no issue because they averaged the traffic flows over 365 days which makes no sense at all!

The events will require caterers, entertainers/musicians as well as the guests to use the road system - already at capacity according to Highways who have used this to block any new house building in the village – over brief periods of time, so I expect these pulses of traffic to be a ‘public nuisance’ and certainly a risk to ‘public safety’. This due to Beenham village being a quiet attractive place such that the single road through the centre often is often used by walking groups and horse riders, both of which tend to favour the same time periods as likely for events at Awberry Farm.

My driveway adjoins one of the throats in Beenham, signed for traffic to go single file in alternate directions, so I, and my adjacent neighbours, expect to be hugely inconvenienced should we wish to leave or return during one of these pulses! Also time spent queuing at any one of the several pinch points between any major road and the farm will not best please guests or service providers to events there any less than village residents.

Your recognition of this issue alone should be sufficient to refuse the Licence and be much appreciated here.

Edgar Valentine [REDACTED]
Crestbourne, Bourne Lane, Beenham, Berkshire, RG7 5NY

Warning – This e-mail is confidential to sender and the intended recipient, further distribution or use by others is strictly prohibited. Please advise sender if this is received in error and delete the entire mail, any attachments, and all information pertaining to sender and addressees.

Vikki Rigden

From: Liz Bragg <[REDACTED]@gmail.com>
Sent: 05 September 2023 12:08
To: Licensing
Subject: Ref 22318 - Awberry Farm, Beenham
Attachments: Elizabeth Bragg objection.doc

Categories: Sharon Gavin

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Please find attached my letter of objection to the above licence application.

Regards,
Elizabeth Bragg

Puffins,
Picklepythe Lane,
Beenham,
Berks RG7 5NT

, 5th September 2023

Public Protection Partnership (Licensing),
West Berkshire District Council,
Market Street,
Newbury RG14 5LD

Dear Sirs,

Re : New Premises Licence Application LA 22318 (Awberry Farm, Beenham)

I object to the above licence application. I am a resident of Beenham and my house will be directly affected by the failure to meet the licencing objectives of the Preservation of Public Nuisance and the Protection of Children from Harm.

As Beenham is a quiet village in an AONB, West Berkshire planning committee imposed noise restrictions on the venue which is the subject of this licence, which are clearly unenforceable. With the best will in the world, to expect the applicant and one named guest to control the noise both within and outside the building, and at the car park, is clearly unsustainable. The applicant would have other duties than noise enforcement and the named guest would have to be 'on duty' at all times and thus precluded from celebrating by partying, eating and drinking and other distractions at the festivities. Clearly my house and other neighbours, barely 250m across an open field from the venue, would hear unacceptable noise from guests who are rightly partying. This would undoubtedly constitute a public nuisance in that it would impact on my quiet enjoyment of the property.

There is also a problem with the nuisance caused by lighting of the premises. Quite rightly, regulations for public safety require bright lighting of car parks, courtyards and gardens used by guests at the wedding venue. However such lighting would create a public nuisance to the neighbouring premises in that it would give light pollution. Within the AONB there should be dark skies and a minimum of such light pollution.

I cannot see how both the noise and lighting aspects can not impact upon our quiet enjoyment of our house and garden.

I am also gravely concerned about the Protection of Children from Harm aspect of the licence. Beenham has narrow country lanes and traffic going to and from the venue will put the numerous children (including my grandchildren), pedestrians, cyclists and horse riders in danger, particularly at the entrance/exit from the venue which is opposite the playground. In addition the inevitable noise and light pollution at night will disturb children's sleep and could result in possible health and psychological problems. My own grandchildren, who regularly visit, suffer from autism and ADHD, and need a quiet environment to settle, and I'm sure that there are others within the village who may not have even been diagnosed.

I would therefore respectfully urge you to reject this application.

Yours faithfully,

Elizabeth Bragg

Vikki Rigden

From: Russell & Gill Green <[REDACTED]@gmail.com>
Sent: 05 September 2023 07:38
To: Licensing
Subject: Fwd: Re application LA22318

Categories: Sharon Gavin

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

>
> Dear Sir/Madam
>
> Awberry Barn, Awberry Farm, Beenham
>
> I am a resident of Beenham living in The Strouds, a cul-de-sac close to Awberry Farm and would like to strongly object to the above issuing of an alcohol license for the following reasons.
>
> Excessive noise
>
> I am most concerned about the level of noise that will come from the above venue if a license is granted.
> The venue is approximately 150 metres from the back gardens of properties in Mount Pleasant.
> A lot of these properties and properties slightly further afield have young children and I feel that they will be severely impacted by loud music coming from the venue and party revellers outside on a summers evening impacting on the quality of sleep these children (and adults) will have.
> Also, the noise from vehicles, with doors slamming etc, leaving the venue at 11.30pm closing time would severely impact the tranquility of our quiet village.
> For these reasons i strongly urge you to refuse the issue of an alcohol license ensuring that our village stays the quiet tranquil village we chose to live in.
>
> Yours sincerely
>
> Gillian Green
> 15 The Strouds
> Beenham
> Reading
> Berks
> RG7 5NW
>
> Sent from my iPhone

Vikki Rigden

From: Graham Bragg <[REDACTED]@[REDACTED]>
Sent: 06 September 2023 13:42
To: Licensing
Subject: New Premises Licence Application LA 22318 (Awberry Farm, Beenham)
Attachments: Graham Bragg objection.doc

Categories: Sharon Gavin

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Please find attached my letter of objection (representation) to the granting of the above licence application.

Regards,
Graham Bragg

Puffins,
Picklepythe Lane,
Beenham,
Berks RG7 5NT

4th September 2023

Public Protection Partnership (Licensing),
West Berkshire District Council,
Market Street,
Newbury RG14 5LD

Dear Sirs,

Re : New Premises Licence Application LA 22318 (Awberry Farm, Beenham)

I am writing to you because I would be affected by this licence, if granted, and wish to voice my objections to it on the grounds that it doesn't meet the licencing objectives of the Preservation of Public Nuisance (particularly as regards noise and light nuisance) and the Protection of Children from Harm.

Firstly, for clarification, contrary to the impression which the applicant is seeking to give, the site itself is in the North Wessex Downs AONB, on the edge of the tranquil village of Beenham, and is not in open country : there are about 40 houses between about 150m and 300m or so of the site with nothing but open fields separating them from it. It is also barely 50m from a public footpath across the fields. Its car park is only around 50m from the nearest property.

The applicant has acknowledged in the documents which supported his planning applications, 23/00376/FULMAJ and 23/01016/LBC, that without major remedial works the noise generated by the venue would be completely unacceptable – to the point of suggesting that local residents would receive respite from the noise (his words) on days when no events are held. He made several proposals in order to reduce the noise emanating from the venue, which is curtilage listed, but none has yet been implemented, and the potential noise reductions which they might produce haven't even been quantified – the best that his consultants could come up with was that they would 'significantly reduce' the impact on neighbouring properties. Neither I, nor my neighbours, believe that these measures can possibly keep the noise level below an acceptable level. This, on its own, would appear to fail the Preservation of Public Nuisance requirement and should justify rejection of the licence application.

I am also concerned about the noise which will undoubtedly be generated on warm Summer evenings when up to 120 guests are milling about in the courtyard/garden area, noise which will easily carry over the open fields to the neighbouring properties, and will not only fail the Preservation of Public Nuisance requirement but, together with any lighting which may be necessary on health and safety grounds (for which the applicant doesn't seem to have provided any plans) will make it very difficult for young children to get the rest and sleep which they need, violating the requirement for the Protection of Children from Harm.

The council's AONB officer has observed that the venue would fail to conserve or enhance the natural scenic beauty of the AONB, and has highlighted both the unacceptable levels of noise and lighting which would particularly affect users of the public footpath which passes about 50m from the barn, and guests at the venue would likely spill over into the field between the barn and the footpath. She specifically stated that "The noise report which is based on modelling and not actual readings at an event demonstrates that harm will be caused but considers that mitigation measures can be taken to minimise the impact. Setting noise levels cannot be easily controlled or enforced particularly with live DJs and Bands, or guests coming and going between buildings, their focus is on giving people a great time and not minimising the potential impact on local residents, users of the PROW or local wildlife". This is also, I feel, grounds for rejection of the application on

Preservation of Public Nuisance grounds.

Nevertheless, if you are minded to grant the application, I would make two further observations :

- The applicant sought, and was granted, listed building consent to modify the venue by means of a “double door entrance system to be installed in the eastern façade of the barn to avoid noise egress whilst people are entering and exiting the barn”, and the planning officer in his report confirmed that this was acceptable because such works, on a listed building, were acceptable if they served a valid planning purpose (which is the case here). Since the main barn doors are now no longer required to be opened for any reason, I would urge you, if permission is granted, to impose a condition that these barn doors remain closed at all times during events except in case of emergency.
- I am concerned that the applicant is applying for a licence for 11 full hours – from 12 noon to 11pm. While this might be acceptable where the clientele is transient, as for a public house, it seems somewhat excessive when there is no passing trade, and I would urge you to restrict the hours so that excessive drinking of alcohol, particularly when children are on the premises, cannot take place, otherwise the requirements for both the Protection of Children from Harm and the Prevention of Crime and Disorder won't be met. I also note that the applicant has only restricted the days for which the licence has been applied to Saturdays without limitation (of which there are 52 in a year) rather than the 28 for which he has planning permission for a wedding/events venue, and for the avoidance of doubt I would suggest that, if permission is granted, you apply a condition which limits the licenced days to those on which events are being held in accordance with Condition 3 of Planning Application 23/00376/FULMAJ

I would also respectfully point out that there is an inconsistency in the application form, because while the applicant has named only himself as the sole applicant he has stated that “At all times the premises will be operated with at least 2 personal licence holders on site”. I would also draw your attention to the fact that no planning permission appears to exist for the bar itself. The previous owners restored the historic open cart lodge attached to the barn as part of the renovation works they undertook, but although the applicant sought (and received) retrospective listed building consent for those works (23/01016/LBC), and various other changes which he made subsequently without first seeking consent, he has not applied for listed building consent to replace the cart lodge with the enclosed structure which he is proposing to use as the bar.

Yours faithfully,

Graham Bragg

Vikki Rigden

From: Camilla Goodrich <[REDACTED]@hotmail.com>
Sent: 06 September 2023 22:15
To: Licensing
Subject: Awberry Farm Wedding Venue - 22318
Attachments: License Objection.docx

Categories: Sharon Gavin

This is an **EXTERNAL EMAIL**. **STOP. THINK** before you **CLICK** links or **OPEN** attachments.

Dear Sharon,

Please find attached our objection letter regarding the application for a New Premises Licence at Awberry Farm, Beenham.

Best wishes,

Camilla and James Goodrich

Hestia
Bourne Lane
Beenham
Reading
RG7 5NY

6th September 2023

West Berkshire Public Protection Partnership, West Berkshire Council

Subject: New Premises License Application LA2003

Dear Sir/Madam

We write to express our objection to an alcohol license being granted for Awberry Barn due to the marked increase of noise and disruption to the village, which would be a direct public nuisance.

The venue / farm in question is sat at the centre of the village with residential properties in close proximity and along its boundary. Should the license be granted, we are concerned about the inevitable consequences of intoxicated revellers and what villagers would therefore have to tolerate at unsociable hours.

This would be compounded as and when drinkers disperse from the venue and make their way back to cars in fields, onto roads and to the pub, which is linked to this enterprise. In any case villagers would inevitably pay the price of noisy conversations and other unavoidable disruptions and continuation of celebrations outdoors. With regard to the pub (linked by a path through the field between both venues) we foresee either side opting out of taking responsibility for their customers after hours which would compound this.

Thank you for considering this objection.

Kind regards,

James and Camilla Goodrich

Vikki Rigden

From: JOHN CLARK <[REDACTED]@[REDACTED]>
Sent: 31 August 2023 13:59
To: Licensing
Subject: Re. Application LA22318 - Awberry Barn, Awberry Farm, Beenham (Mr. Nigel Hopes)

Categories: Sharon Gavin

This is an **EXTERNAL EMAIL**. **STOP. THINK** before you **CLICK** links or **OPEN** attachments.

Dear Sir,

I wish to object to the New Premises Application LA22318

I am a resident of Beenham village and object to the issuance of this alcohol licence on the grounds that it does not observe the Licencing objectives of the Prevention of Public Nuisance and the Protection of Children from Harm.

The Prevention of Public Nuisance

Noise West Berkshire Planning Committee has imposed noise restrictions on the venue applying for this alcohol licence which are patently unenforceable. The noise level set by the Council is the rural background noise level and to expect the applicant and one named guest to control the noise to this level both from the building and outside in the courtyard and car park is obviously impossible. The venue "will thus undoubtedly contravene the Prevention of Public Nuisance licencing requirement as detailed in clause 2.21 of the Revised Guidance issued under section 182 of the Licensing Act 2003 (the Revised Guidance) which states that while Public Nuisance is not narrowly defined in the 2003 act "it may include the reduction of the living and working amenity and environment of persons living or working in the area of the licenced premises".

Light Clause 2.15 of the Revised Guidance requires car parks, courtyards and gardens to be brightly lit to comply with the licensing objective of Promoting Public Safety. This lighting will in itself contravene clause 2.25 of the Revised Guidance concerning the Prevention of Public Nuisance which states that such lighting "may in itself give rise to light pollution for some neighbours" of the premises. Thus it would be impossible for this licence application to meet both the Public Safety and the Prevention of Public Nuisance licencing objectives.

It should also be noted that the Revised Guidance requires licencing authorities and licensees "to be mindful of the requirements and responsibilities placed on them by other legislation". Dark skies and minimising light pollution form part of the strategic objectives and policies of the Statutory North Downs Area of Natural Beauty. The requirement for Public Safety lighting directly contravenes this statutory initiative.

The Protection of Children from Harm

There are two areas of concern. First, the excess traffic to and from the venue during event days along Beenham's narrow country roads, with very few pavements, when more than usually congested by parked cars and vans during weekends, presents a very real danger to the numerous children, walkers, horse riders, cyclists and skateboarders who use the same roads at weekends. Secondly, the inevitable noise and light pollution at night will disturb the sleep of children resulting in possible health and psychological problems.

I trust the Council will refuse this application.

Yours faithfully,

JWD Clark

The Strouds,

Beenham

Vikki Rigden

From: [REDACTED] <[REDACTED]@[REDACTED]>
Sent: 04 September 2023 20:53
To: Licensing
Subject: LA2003 Beenham - Awberry Barn, Awberry Farm - New Premises License Application
Attachments: 20230904_153152.jpg
Categories: Sharon Gavin

This is an **EXTERNAL EMAIL**. **STOP. THINK** before you **CLICK** links or **OPEN** attachments.

Dear Sir / Madam

With regard to the new premises license application for Awberry Farm in Beenham, where I have lived for many years, I would like to comment as follows.

Firstly, please see the attached image from the West Berkshire map of rights of way which, unlike some other maps, clearly shows the public footpath which crosses in front of the venue, and also shows how close neighbouring properties are to the venue. If you haven't already visited the site I would urge you to do so, to see at first hand the proximity of neighbouring properties and how narrow the roads are.

Granting an alcohol license valid for 11 hours to this site would be highly likely to lead to crime and disorder in some circumstances. The site is within less than 200m of several private residences and dozens more homes back on to the site around its perimeter, as do the Primary School and the Pre-School. It is very unlikely that the small number of staff proposed for the venue would be able to "police" drunken revellers wandering around the site and causing noise disturbance to neighbouring property owners. If attendees at the venue start drinking at midday, by early evening there could be extremely anti-social behaviour which could also lead to damage to neighbouring properties.

The site is, as I say, very close to many neighbouring properties. Although he has stressed the "wedding venue" aspect of his application, the applicant has been very vague about the nature of the "multi events" he also proposes to hold at the site. One can only imagine the effect which over a hundred attendees drinking for 11 hours might have from the point of view of noise and general disruptive behaviour in what is normally a very tranquil village within an AONB. The applicant also assured the EAPC that everyone attending an event would be inside the closed barn from 10pm onwards. This does not stop people wandering around the farm from midday until 10pm and as there are no toilets inside the barn and no-one can smoke inside it people are inevitably going to be leaving the building and wandering around outside after 10pm, with all the attendant noise disturbing local residents.

The site is situated in the heart of a small, rural, tranquil village with narrow roads, many of which have no footway. We rarely have traffic driving through the village en route to somewhere else so at weekends, villagers, both adults and children, feel safe to walk, cycle and ride horses along these narrow roads. The influx of over a hundred

attendees at the proposed events constitutes a danger to those using the roads as the guests will be unfamiliar with the road layout and its restrictions.

There are no streetlights through the village or near the entrance to the farm and the gateway has a restricted view on to the narrow lane. At weekends most neighbouring properties adjacent to this gateway have their cars parked on the lane which makes it even more of a potential hazard for anyone unfamiliar with the narrow roadway and if drivers have consumed any alcohol, even within legal limits, the narrow road, with poor visibility and parked vehicles could cause major issues.

The traffic assessment by the Highways Development Control Team Leader on the application for change of use concluded "that the proposal is contrary to Policy CS 13 of the West Berkshire Core Strategy [2006 to 2026] and the Local Transport Plan for West Berkshire 2011-2026. These documents aim to promote sustainable development, reducing the need to travel and contributing to reducing climate change. It is also an inappropriate proposal at a time when there is Climate Change Emergency. This was declared by the UK Government in May 2019 and by West Berkshire 3 Council in July 2019. Therefore any proposal that will increase traffic and the emission of greenhouse gases in the location that is unsustainable should not be supported. **I therefore consider that the proposal should be refused on sustainability grounds and potentially on the grounds of intensifying the use of an access with poor sight lines and lack of car parking.**"

The applicant has proposed a car park, very close to neighbouring properties, which will need to be well-lit. The potential for noise as revellers leave the venue around midnight is huge and would constitute a major disturbance to residents, especially during summer months when people sleep, or try to, with windows open. Up to 120 attendees plus staff cannot all leave the site at once so the noise would go on well past midnight.

At the moment we enjoy dark skies as there is no light pollution but a well-lit car park and cars leaving the venue would destroy that privilege for local people.

It is essential that the rural position of the venue within the countryside is accepted due to the provisions of Policy OV56 of the West Berkshire District Local Plan. The notes accompanying the above state:- **"Noise can be a major nuisance.... the background levels of noise in residential areas in the countryside are often low. The introduction of noisy activities into such areas can therefore be especially disruptive.** The Council will pay particular attention to any likely increase in ambient noise levels when considering planning applications". The Policy states:- "Special consideration is required when noisy development is proposed..... which would harm the quiet enjoyment of areas of outstanding natural beauty". Paragraph 2.7. of the Policy states that the development decisions affecting AONBs should favour conservation of the natural beauty of the landscape which is linked to a sense of place and a quality environment. Solitude and tranquility in rural areas can be especially important to the enjoyment of the special landscaped qualities of the area and the introduction of noisy activities in quiet areas of the countryside can be intrusive and damaging to their special sense of place.

The Principal Landscape and Planning Officer of North Wessex Downs Area of Outstanding Natural Beauty objected to the application for a change of use at the farm: "The AONB objects to the proposed change of use of the farm complex buildings to an events venue ... Natural beauty goes well beyond scenic or aesthetic value. The natural beauty of an AONB is to do with the relationship between people and place. It encompasses everything - 'natural'

and human - that makes an area distinctive. It includes geology and landform, climate and soils, flora and fauna. It includes the rich history of human settlement, land use over the centuries, archaeology and buildings, cultural associations, and the people who live in it, past and present. A field may just appear like any other field to some but within the AONB it is what is under, within and above the field that make it of value, it is the changes that have taken place over centuries that have created the distinct identity that is the North Wessex Downs. A special quality of the AONB is dark skies, this has not been addressed in the application nor has the impact on local biodiversity, in particular protected species, at no point are they mentioned in the design and access statement. **The AONB is particularly sensitive to developments that are visually prominent, of an urban, suburban, or industrial nature or are noisy, these all have the ability to tilt the current harmonious balance between the built and natural environment which would have a negative effect on tranquility and dark skies, both of which are special qualities of the North Wessex Downs AONB**" The report concludes: **"Overall the AONB considers the intensification of use that would arise from an events venue would fail to conserve or enhance the natural beauty of the AONB and therefore fails to comply with the NWD Management Plan, para 8, 174 and 176 of the NPPF, Core Strategy policy ADPP1, ADPP5, CS10, CS14 and saved policy ENV19 e), f) and g). "**

As previously mentioned, a well-used public footpath crosses directly in front of the proposed venue, within 100m or so, parallel to its driveway. It is a popular walking route for residents of Beenham and neighbouring parishes. Alcohol-fuelled revellers could cause intimidation at the very least, and possibly endanger the safety of innocent walkers, including children.

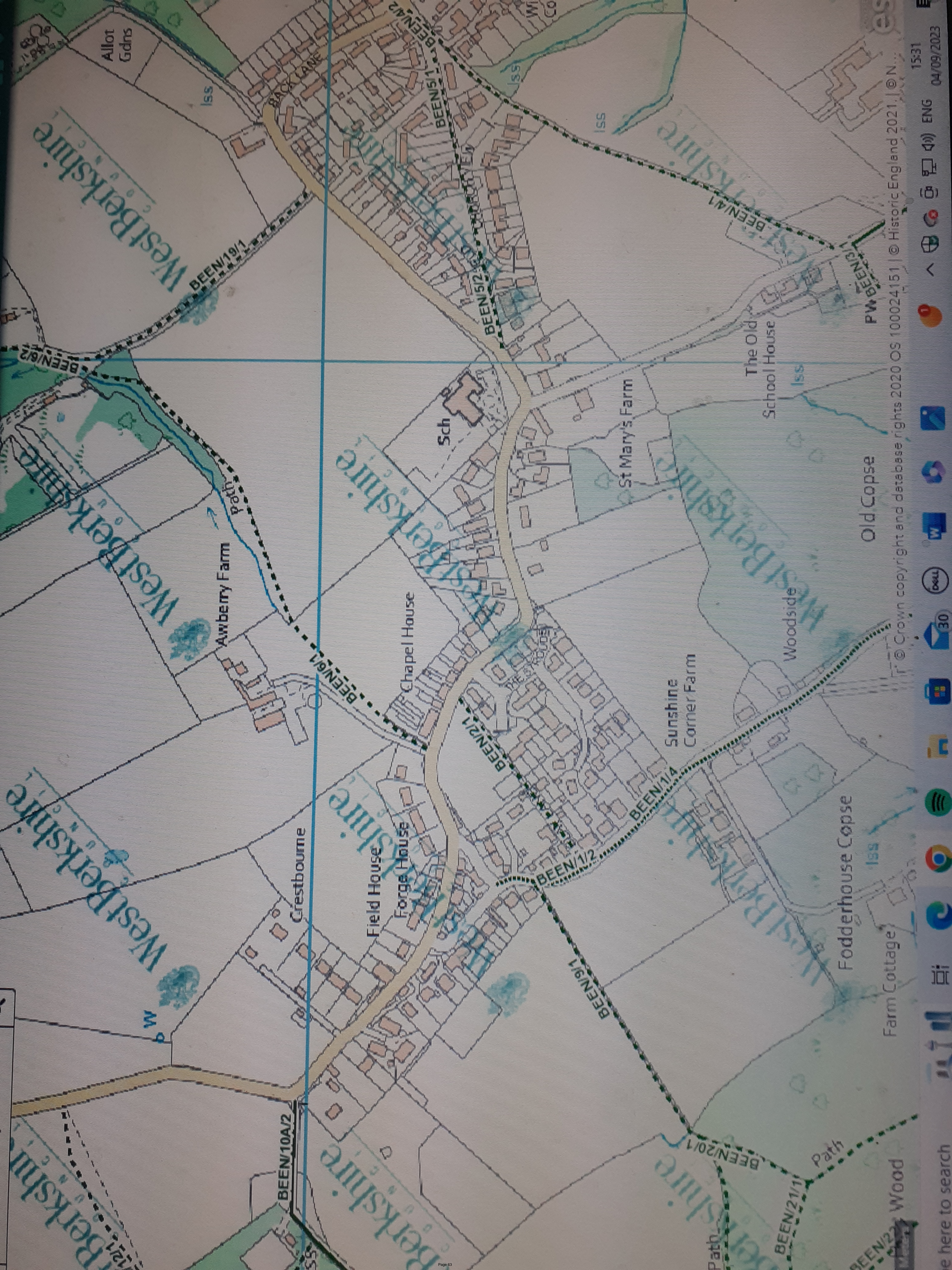
On the grounds of safeguarding, particularly of children and young people, I do not see how a license can be granted. The owner states that the gates to the venue would be kept closed when an event was in progress. However, the public footpath leaves his land right next to the gates and immediately opposite is the recreation ground where children play and young people congregate. At the moment it feels safe enough for youngsters from the village to go there with friends without their parents. However I certainly would not feel it safe to let them go alone knowing that people attending an event at Awberry Farm could easily wander away from the Barn and walk across to the rec. The same thing applies to people using the public footpath across the farm. When people drink at social events things do sometimes get out of hand and bad behaviour results. Would a person walking alone feel safe if that was the case? I would not.

During summer months, this footpath is a popular route for many unaccompanied groups of 5 or 6 teenagers from local schools doing their Duke of Edinburgh Award camping weekends. It is not unusual to encounter half a dozen such groups at various intervals on any Saturday. I would consider it reckless in the extreme to grant a license which might risk drunken revellers threatening the safety and well-being of these youngsters.

I hope you take into account these objections, on the grounds of prevention of crime and disorder, maintaining public safety, the prevention of public nuisance and the protection of children from harm, and refuse the license application.

Yours faithfully

██████████



Allot Gdns

BEEN/19/1

BEEN/19/2

Awberry Farm

Path

Crestbourne

BEEN/10A/2

Field House

Forge House

Chapel House

Sch

BEEN/21

BEEN/51

BEEN/52

BEEN/1/2

BEEN/1/4

BEEN/9/1

Sunshine Corner Farm

St Mary's Farm

The Old School House

Fodderhouse Copse

Woodside

Path

BEEN/21/1

BEEN/20/1

Farm Cottage

Wood

Old Copse

ES

© Crown copyright and database rights 2020 OS 100024151 | © Historic England 2021 | © N...

15:31 04/09/2023

ENG

here to search

Vikki Rigden

From: Roger Grannum <[REDACTED]@[REDACTED]>
Sent: 03 September 2023 11:20
To: Licensing
Subject: Fw: Licensing application

Categories: Sharon Gavin

This is an **EXTERNAL EMAIL. STOP. THINK** before you **CLICK** links or **OPEN** attachments.

Application - LA22318 Mr. Nigel Hopes

Awberry farm

Beenham RG7 5NX

Please read my comments on the forwarded email.

Margaret Grannum.

From: Roger Grannum
Sent: 01 September 2023 15:59
To: sharon.gavin@westberks.gov.uk <sharon.gavin@westberks.gov.uk>
Subject: Licensing application
To whom it may concern -

Application LA2003 - Mr. N.Hopes

Awberry Farm

Beenham RG7 5NX

I would urge you to consider the following when reviewing this application -

Prevention of Public Nuisance - These premises are situated close to a residential part of Beenham village and residents are entitled to peace and quiet on weekends. It is proposed that alcohol will be served inside and outside the barn which will contribute to enhanced noise levels. If music is played I do not believe it is possible to avoid this being considered a nuisance. There will also be noise as traffic leaves the site after 23.00 further disturbing residents.

From Margaret Grannum
5 Church View
Beenham
RG7 5NL

Vikki Rigden

From: Neil Jackson <[REDACTED]@[REDACTED]>
Sent: 21 August 2023 18:45
To: Licensing
Subject: Licensing application - LA2003 Beenham - Awberry Barn Case Ref: 22318
Attachments: wbc-representation-22318-NJdocx.docx

Categories: Sharon Gavin

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Please find attached my representation regarding the above licensing application.

Neil Jackson
15 Mount Pleasant,
Beenham

LICENSING ACT 2003

Representations

Under the Licensing Act 2003 objections can be raised against an application for a new premises licence or a variation of an existing licence. The term used in the 2003 Act, regulations, and associated guidance is 'relevant representations'.

In brief 'relevant representations' is an expression used in the Act for comments, including objections on applications. For a representation to be relevant it must relate to the effect of the grant of the licence on the promotion of one or more of the four licensing objectives:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

The key documents upon which Local Authorities rely is the Guidance issued under [section 182 of the Licensing Act 2003](#) published by the Home Office and the Council's own [Statement of Licensing Policy](#).

Making a relevant representation

Any persons and responsible authorities can make representations to the licensing authority, if they wish to do so. Representations must be made in writing to Licensing at West Berkshire Council, Culture and Environmental Protection, Environmental Health & Licensing, Council Offices, Market Street, Newbury, Berkshire RG14 5LD or by email to licensing@westberks.gov.uk

Your representations must reach us within the 28 day statutory consultation period. If you are unsure when the end date for consultation is, you can check on the Council's website for a list of current applications for Premises Licences <https://publicprotectionpartnership.org.uk/licensing/beer-and-entertainment/premises-licence/licensing-applications/>

Your representation must relate to the premises which is the subject of the application and the Licensing Objectives. If your representation does not relate to one or more of the Objectives and does not relate to the premises or application in question, it will be invalid and rejected.

Your representation must also be based on evidence or your experience and not on fear or speculation. Representations which are considered to be frivolous, vexatious or relating to competition from other businesses will not be considered.

What happens next?

If your representation is deemed to be relevant a copy will be sent to the applicant. The applicant may offer to change their application to try to satisfy your concerns.

If your concerns cannot be alleviated and you choose not to withdraw your representation, the application will be determined at a meeting of the Council's Licensing Sub-Committee and your representation and personal details will form part of the report and recorded decision, which are all public documents.

The Hearing

The Hearing will take place before a Licensing Sub-Committee which is made up of three Councillors selected from the full Licensing Committee. The applicant, objectors / representatives of objectors, and any responsible authority, will receive a Notice of Hearing. The Notice will set out the date, time and location and explains the procedure to be followed at the Hearing.

In making decisions the Sub-Committee will take into account all of the written and verbal evidence before them. They also have a duty to take into account the Licensing Objectives set out in the Licensing Act 2003, the Council's Statement of Licensing Policy and Section 182 Guidance issued by the Secretary of State.

The Decision

The Committee has five working days to make their decision and written confirmation will be distributed to all parties. If any party is unhappy about the decision, there is a right of Appeal to the Magistrates Court within 21 days of receipt of the decision.

LICENSING ACT 2003

Representations

Details of the representee:

Name Neil Jackson

Address 15 Mount Pleasant
Beenham

Postcode RG7 5NU

Telephone Number [REDACTED]

Email address [REDACTED]@icloud.com

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number 22318

Name of Premises Awberry Barn

Premises Address Awberry Farm,
The Green, Beenham,

Postcode RG7 5NX

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:

N/A

Public Safety:

N/A

The Prevention of Public Nuisance:

I would be grateful if the Council's Licensing Sub-Committee would consider the impact of noise on local residents as a matter of public nuisance. The applicant has suggested that the barn is located some 150m from the nearest dwelling. Using mapping software, I calculate that 15 residential properties are within 150m, 39 within 200m and at least 116 within 300m. In addition, cars leaving the venue will pass within 5m of the front of properties along Mount Pleasant. If alcohol is served until 11.00pm, will the applicant be able to ensure that visitors consume their alcohol within the barn or courtyard area and will remain within acceptable noise limits and leave the venue in a way that is respectful of local residents by the proposed closing time of 11.45pm?

The Protection of Children from Harm:

N/A

Signed:



Date: 21st August 2023

Please send completed form to Licensing, Public Protection Partnership, Theale Library, Church Street, Theale, Berkshire, RG7 5BZ

Vikki Rigden

From: Nola Rice-Wood <[REDACTED]@hotmail.co.uk>
Sent: 27 August 2023 17:16
To: Licensing
Subject: LA 2003 Objection to Ref:22318 FAO Sharon Gavin
Attachments: LA2003 Ref 22318.pdf; Map of Beenham with Car Park.pdf

Categories: Sharon Gavin

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Sharon,

Please find attached my representations in respect of the above application. I hope you don't think I am being presumptuous, but I do believe a visit to the site and Beenham village would clarify the issues that I and I'm sure others have raised.

Although Planning Permission and Change of use were granted to the applicant there are 19 Conditions that must be met before the decisions become final on 23/00376/FULMAJ. Also, a number of conditions on 23/01014/LBC must be complied with and approved before any work can commence onsite. Until all these conditions, some of which are major works, are completed to the satisfaction of the Council I don't see how the applicant can consider a License approval.

Kind regards,

Nola Rice-Wood

Fernwood
Picklepythe Lane
Beenham
Berkshire
RG7 5NN

27 August 2023

Dear Sir,

Re: LA2003 Ref: 22318 Beenham - Awberry Barn, Awberry Farm – New Premises Application

I wish to object to the subject application. I am a resident of Beenham and believe that the licence as currently proposed could affect both myself and our small rural village by the influx of people and vehicles to the village late into the night on 28 Saturdays per year, likely to be during the Spring and Summer months.

I have reviewed the application and the applicant's Noise Management Plan (NMP) in relation to the application he has submitted and wish to highlight several anomalies. Under the heading Staff Training the applicant states that at all times the premises will be operated by at least two personal licence holders onsite. However, the application only refers to Nigel Hopes and the section covering the "Second Individual applicant" has not been completed. The applicant has not signed the document but there is an indecipherable signature under joint applications without clarification as to who this belongs to. Therefore, the statement is not accurate.

In the applicant's Noise Management Plan (NMP) which refers to a great deal of matters over and above and NMP. It states that there will be three licence holders one of which will be a manager. In the 'Contact Details' section only two license holders' names and details are provided, one of which does not appear on the licence application.

The licence request does not include a request to license the activities which are proposed for the 'modern' converted agricultural barn where food will be prepared and served and in all likelihood alcohol, as this is a designated break out area, particularly for meet and greet occasions when used as a wedding venue. Has a wedding licence already been granted for this barn? The applicant states that this building will also be used if the weather demands.

The alcohol license has been requested to cover a period between 12.00 noon to 23.00pm. The venue covers major events with live and recorded music and dance. It is not specified what type of event will take place; it could be a music festival. The consumption of alcohol for such a prolonged period could result in Criminal and Disorderly behaviour. With up to 120 guests on site it would be difficult to prevent the activities of the visitor's if they became intoxicated and unruly.

This would not just be an issue for the surrounding houses and the occupants, but also for those using the adjacent public footpath, including children, that runs all along the entrance and perimeter of the farm, plus the recreation ground directly opposite the entrance with a child's playground and football nets. The Protection of Children from Harm under these volatile circumstances is of major concern.

An additional issue affecting The Protection of Children is the late-night noise of cars exiting the premises and the light pollution caused by the cars in the car park and the carpark lighting itself, queuing with the engines running polluting this previously unspoilt AONB. Exiting the premises and travelling through the village is likely to cause traffic jams, particularly if encountering traffic coming the other way, passing through the village to gain access to surrounding villages.

During the day the additional traffic including the arrival of employees, guests and delivery vehicles will offer the same problems but with the addition of endangering **Public Safety** as in most places the road is single track with pinch points and very few pavements. The village is frequented by walkers, horse riders, cyclists and children who particularly on a Saturday have enjoyed the pleasures that this rural environment has offered. The blocking of the road by additional queuing traffic will endanger the progress of emergency vehicles such as ambulance and fire engines. It would be impossible to overtake in such situations and **Public Safety** would be very much endangered in those circumstances.

Also, I would question the **Public Safety** of the guests and employees at the events: The outline plan in red of the barn with hand annotated notes that came with the NMP, indicates only two fire extinguishers, no fire alarm system or other expected safety aids. The applicant refers to a fire risk assessment in the Summary of the NMP, the assessment was withdrawn from the documents submitted to procure change of use and planning permission related to this application. It was probably withdrawn as it was a flawed document considering it was provided for an historic **wooden barn**. Safety issues were raised by several objectors with respect to the fire risk and this document. The extinguishers themselves are only located in one third of the building without any in the bar area which is a separate room from the rest of the barn. This is an area of concern that requires strong consideration considering the safety of 120 people in an emergency. I have not seen any Fire regulations or instructions for evacuations and safety points to assemble. There is no mention of an qualified First Aider or the provision of a First Aid Kit for minor emergencies, a fundamental requirement of any venue that houses members of the public.

The additional traffic with the resultant noise and exhaust fumes will cause a **Public Nuisance**. The noise levels at the venue set by West Berkshire Council are little more than rural background noise. It is patently obvious that with the amount of people attending events that this will be unenforceable unless the applicant is proposing a high level of specifically trained staff, not just the applicant and one named guest! Revised Guidance of the Licensing Act states that while **Public Nuisance** is not narrowly defined in the 2003 Act "it may include the reduction of the living and working amenity and environment of persons living or working in the area of the licensed premises."

Taking note of the guidance, attached to the NMP is an architect's plan of the site, this is not a true representation of the surrounding village and the number of houses in close proximity to the venue, the nearest property is 150 metres away from the barn. Attached is a true representation also showing the 70-space car park that has been approved in the recent planning application. It is not unusual for the noise and music from other villages and wedding venues to be clearly heard in the village until late at night, particularly the Old Mill and Douai Abbey, although sound has travelled from Wasing and even the Reading festival. In fact, the speeches, not just the music were from the applicant's own wedding held in the barn were heard clearly in the large group of houses on the right-hand side of the map.

I trust my representations are considered relevant showing the resultant issues that may or will occur as a direct result of this application being granted.

Yours faithfully,

A handwritten signature in blue ink that reads "N. E. Rice-Wood". The signature is written in a cursive, flowing style.

Nola Rice-Wood



AA

gis2.westberks.gov.uk



Index

Puzzle

Puzzle

Successfully...

Practice Res...

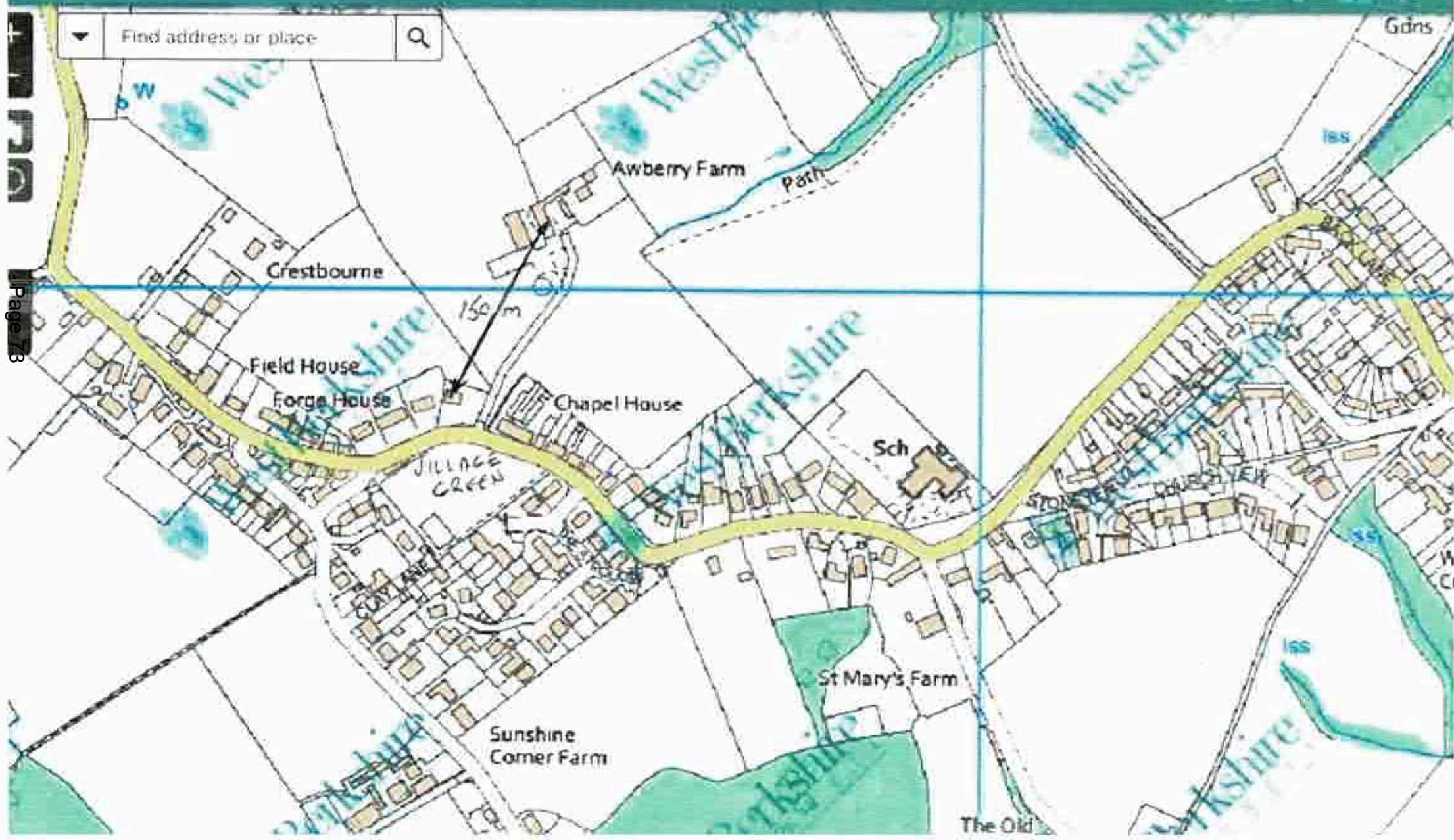
Interactive M...

West Berks

West Berkshire Online Map

Find address or place

Page 3



Vikki Rigden

From: Pat Owen <[REDACTED]@[REDACTED]>
Sent: 06 September 2023 17:37
To: Licensing
Subject: Application LA22318 - Awberry Barn, Awberry Farm, Beenham

Categories: Sharon Gavin

This is an **EXTERNAL EMAIL. STOP. THINK** before you **CLICK** links or **OPEN** attachments.

Good afternoon

Objection to Licence Application number 22318

I live in Beenham and object to this alcohol licence being granted.

I am objecting on the basis of:

1. Prevention of public nuisance
2. Protection of children from harm

Prevention of Public Nuisance

Noise:

Noise restrictions have been placed on the venue by WBC. It is my strong belief that these restrictions will not be enforceable by the applicant and a named guest and will therefore contravene clause 2.21 section 182 of the Revised Guidance of the Licensing Act 2003.

My reasons are based on the following:

In my experience, guests will gather outside in the barn in the courtyard and, as the evening wears on, their voices are likely to increase in volume as alcohol is consumed. It is not possible to prevent this noise carrying to the homes and gardens of residents who live not more than 150metres from the venue.

Also, as most of the 28 events permitted are likely to held in the Spring and Summer, this will impact greatly on the peace and quiet presently experienced by residents in our beautiful and peaceful village. Also, windows may be well be open and so the noise will prevent children and adults sleeping. This could potentially occur EVERY weekend for the entire Spring and Summer and would be most unwelcome.

Secondly as guests leave, a concentrated peak of noise from 11.30pm to at least 12am, is unavoidable as cars, people, caterers and others leave the event. The engine noise through the village on the single winding road will disrupt sleep for animals and residents alike. Again this could potentially occur every weekend.

Finally, the catering will be provided from another area and carried to the barn. Once the doors are opened, loud music associated with the evening entertainment at a wedding, will be heard by the whole village.

Light:

Clause 2.15 of the Revised guidance states that car parking areas must have security lighting in place as a public safety measure. The applicant will be required to place lighting around the barn. Beenham is very fortunate to be part of AONB's environmentally friendly "dark sky" initiative. The required lighting would be a public nuisance affecting this highly valued and rare status.

Protection of children from harm

The entrance to the venue is very restricted with a narrow road, blind bends and no pavements in either direction. To the left, the road is further narrowed as residents need to park their cars at the side of the road (especially at

weekends). The same occurs in the other direction with walkers having no option but to walk in the road up to the Six Bells. 60 – 70 cars arriving at the venue at the same time would be a danger to the many children who go (often unaccompanied) to play on the Rec either walking or cycling. Many children are riding horses at the weekend and again there is a real possibility of an accident between cars, unfamiliar with our narrow road system, and riders.

I also have a concern that the close proximity of the Rec could lead to the gym equipment and play park on the Rec, being abused by party goers, as they consume more alcohol and inhibitions are lost. This could potentially leave the site damaged and unsuitable for the children to use and any glass bottles a potential safety hazard.

I would urge the Licensing authorities to reject this application for the reasons stated above.

Yours faithfully

Pat Owen

17 Church View, Beenham

Vikki Rigden

From: pauljerome <[REDACTED]@[REDACTED]>
Sent: 29 August 2023 13:50
To: Licensing
Subject: Licensing Application 22318 - Awberry Barn, Beenham
Attachments: wbc-representation-form 26 August 23.docx

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Good afternoon

Please find attached my representation in respect of licensing application 22318 - Awberry Barn, Beenham RG7 5NX

I hope you accept my representation on the grounds stated "The Prevention of Public Nuisance"

Should you require any further information, please don't hesitate to contact me,

Kindest regards

Paul Jerome

LICENSING ACT 2003

Representations

Under the Licensing Act 2003 objections can be raised against an application for a new premises licence or a variation of an existing licence. The term used in the 2003 Act, regulations, and associated guidance is 'relevant representations'.

In brief 'relevant representations' is an expression used in the Act for comments, including objections on applications. For a representation to be relevant it must relate to the effect of the grant of the licence on the promotion of one or more of the four licensing objectives:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

The key documents upon which Local Authorities rely is the Guidance issued under [section 182 of the Licensing Act 2003](#) published by the Home Office and the Council's own [Statement of Licensing Policy](#).

Making a relevant representation

Any persons and responsible authorities can make representations to the licensing authority, if they wish to do so. Representations must be made in writing to Licensing at West Berkshire Council, Culture and Environmental Protection, Environmental Health & Licensing, Council Offices, Market Street, Newbury, Berkshire RG14 5LD or by email to licensing@westberks.gov.uk

Your representations must reach us within the 28 day statutory consultation period. If you are unsure when the end date for consultation is, you can check on the Council's website for a list of current applications for Premises Licences <https://publicprotectionpartnership.org.uk/licensing/beer-and-entertainment/premises-licence/licensing-applications/>

Your representation must relate to the premises which is the subject of the application and the Licensing Objectives. If your representation does not relate to one or more of the Objectives and does not relate to the premises or application in question, it will be invalid and rejected.

Your representation must also be based on evidence or your experience and not on fear or speculation. Representations which are considered to be frivolous, vexatious or relating to competition from other businesses will not be considered.

What happens next?

If your representation is deemed to be relevant a copy will be sent to the applicant. The applicant may offer to change their application to try to satisfy your concerns.

If your concerns cannot be alleviated and you choose not to withdraw your representation, the application will be determined at a meeting of the Council's Licensing Sub-Committee and your representation and personal details will form part of the report and recorded decision, which are all public documents.

The Hearing

The Hearing will take place before a Licensing Sub-Committee which is made up of three Councillors selected from the full Licensing Committee. The applicant, objectors / representatives of objectors, and any responsible authority, will receive a Notice of Hearing. The Notice will set out the date, time and location and explains the procedure to be followed at the Hearing.

In making decisions the Sub-Committee will take into account all of the written and verbal evidence before them. They also have a duty to take into account the Licensing Objectives set out in the Licensing Act 2003, the Council's Statement of Licensing Policy and Section 182 Guidance issued by the Secretary of State.

The Decision

The Committee has five working days to make their decision and written confirmation will be distributed to all parties. If any party is unhappy about the decision, there is a right of Appeal to the Magistrates Court within 21 days of receipt of the decision.

LICENSING ACT 2003

Representations

Details of the representee:

Name Paul Jerome.....
.....

Address. Meadow View Bungalow, The Green, Beenham,
.....

Postcode...RG7 5NX Telephone Number [REDACTED]
.....

Email address

[REDACTED]@ [REDACTED].....

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number...22318.....

Name of Premises ...Awberry Barn
.....

Premises Address....Awberry Farm, The Green, Beenham,
.....

Postcode ...RG7 5NX

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s)

The Prevention of Public Nuisance:

I would like to express my strong concerns and objection to this licensing application, many properties and mine included lie within 150m of the proposed premises, loud noise and sound generated from the barn which is in the middle of a small quiet rural village will cause much disruption to us and the local community, Party goers attending an event at the barn and fueled by alcohol can only exasperate matters, and increase the risk of causing public nuisance, anti-social behaviour, and drink driving,

Although the drinking of alcohol is restricted to the barn and courtyard is it possible for the applicant to guarantee guests at any events venue will adhere to the restraints put in place, and show consideration to the residents especially when leaving the venue late at night, who will most likely be high in spirits, intoxicated by alcohol and oblivious to their surroundings,

Signed: P Jerome

.....

Date: 29th August 2023

.....

Please send completed form to Licensing, Public Protection Partnership, Theale Library, Church Street, Theale, Berkshire, RG7 5BZ

Vikki Rigden

From: Peter Hamblin <[REDACTED]@gmail.com>
Sent: 04 September 2023 13:03
To: Licensing
Subject: Licence application LA22318 Awberry Farm Beenham
Attachments: Licence objection.odt; Map of Beenham with Car Park.pdf

Categories: Sharon Gavin

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

My apologies,

My letter sent to you a few minutes ago had the incorrect licence application number..although the covering note was correct...now corrected and attached below.

Kind Regards

Peter Hamblin
Fyfield,
Picklepythe Lane
Beenham
RG7 5NT

Licence Application LA22318 Awberry Farm Beenham

Dear Sirs,

I am writing to express my concerns and reservations regarding the above Licence Application.

I am particularly concerned at the risk of breaching licencing objectives regarding the following two categories:

- The Prevention of Public Nuisance
- The Protection of Children from Harm

1:Noise.

Recently, West Berkshire Planning granted approval for planning application 23/00376/FULMAJ with certain conditions on mitigating the effect of noise on the village of Beenham. A map of the site subject to these conditions is attached showing the proximity of surrounding residences on three sides of the venue.

For noise, the condition applied is that an external music noise level of 35dBA should be adhered to during any event, as proposed by the acoustic Consultants, Clark Saunders as a target in their Noise report, as shown below.

PERIOD	TYPICAL LOWEST L _{A90} , dB	EXTERNAL MUSIC NOISE TARGET L _{Aeq,15mins} , dB
Friday 9 th September 2022 20:00-23:00 hours	30	35
Sunday 11 th September 2022 20:00-23:00 hours	26	

Table 5.1 – Typical background noise levels and resultant music noise target [dB ref. 20 µPa]

My concern is that this target appears to be physically unachievable despite the significant mitigation measures which are being commissioned. Measurements taken with a sound level meter at my property, some 250 metres from the site, taken on Saturday April 1st 2023 between 7.00pm and 7.30pm, with no event taking place, showed an average ambient noise level of 34.8dBA. Such a noise level is generally categorised as that which could be experienced in a quiet library. This means that in order to comply with the conditions applied to the Planning consent only a 0.2 dBA increase over the ambient levels will be permitted. This is inaudible to the human ear. Given the indisputable fact that during an event comprising of loud live music and 120 celebrating guests milling about outdoors, the noise level will be significantly higher than the measured average ambient noise level of the rural location of Beenham. No matter how many mitigation measures are applied to the venue structure it would be absolutely impossible to entirely suppress all the external noise generated unless the building was constructed to the standards of a professional anechoic chamber. Even then, such measures will have no effect on the noise created by up to 120 guests partying outdoors. It thus appears that the 35dBA noise limit imposed in the planning consent is unachievable. The venue therefore must contravene the Prevention of Public Nuisance license requirement set out in clause 2.21 of the Revised Guidance issued under section 182 of the Licencing Act 2003. This states that while Public Nuisance is not narrowly defined in the 2003 act "It may include in appropriate circumstances the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises".

2: Protection of Children from Harm.

The road network of Beenham, as a small tranquil village in an AONB, is inadequate. It has virtually no footpaths and comprises of several traffic pinchpoints categorised by single lane byways. Events at the venue are restricted to 28 Saturdays in each year, mostly in the Summer months. This is precisely the time that children and residents use the network for walking, cycling, dog walking etc in the rightful pursuit of their leisure. Directly opposite the entrance to the venue, where many vehicles will be arriving at a prescribed time, is the popular village green, with football nets, its dedicated childrens play area, and no protective fencing to prevent children inadvertently running into the narrow road after errant balls etc. The advent of a large increase in traffic on those days, mostly by people

unfamiliar with the village and its road network,thus represents a clear danger to the safety our children who are not used to such high traffic conditions at the weekends.

I ask that the licencing authorities takes great care to take into account the evidence provided of noise intrusion and risk to the safety of children when considering this alcohol licence application.

Thank you.

Peter and Donna Hamblin,

Fyfield,

Picklepythe Lane,

Beenham,

RG7 5NT

4th September 2023.



AA

gis2.westberks.gov.uk



Index

Puzzle

Puzzle

Successfully...

Practice Res...

Interactive M...

West Berks

West Berkshire Online Map



Find address or place

Page 4



150m

Crestbourne

Awberry Farm

Field House

Forge House

Chapel House

VILLAGE GREEN

Sunshine Corner Farm

St Mary's Farm

Sch

The Old

Vikki Rigden

From: [REDACTED]@ [REDACTED]
Sent: 31 August 2023 15:41
To: Licensing
Cc: Beenham Parish Chair; a.cother@beenham-pc.gov.uk; 'Cllr [REDACTED]'; 'Cllr Graham Bragg'; Beenham Parish Council
Subject: RE: LA2003 Beenham - Awberry Barn, Awberry Farm - New Premises Licence Application
Categories: Sharon Gavin

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

I have the following comments on this application (ref 22318). Whilst I am a Parish Councillor, these are my personal comments.

1. There are no toilets on the Premises as shown.
2. There are no details of the fire and safety arrangements.
3. There are no details of how the requirements of the Noise Management Plan will be achieved by the start date of the license.

Regards

[REDACTED]
[REDACTED]
Beenham
Reading
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]@ [REDACTED]

From: clerk@beenham-pc.gov.uk <clerk@beenham-pc.gov.uk>
Sent: 14 August 2023 18:02
To: a.cother@beenham-pc.gov.uk; Cllr [REDACTED]; Cllr Graham Bragg <g.bragg@beenham-pc.gov.uk>; Graham Bowsher 2020 <g.bowsher@beenham-pc.gov.uk>; [REDACTED]
Subject: FW: LA2003 Beenham - Awberry Barn, Awberry Farm - New Premises Licence Application

From: Licensing <Licensing@westberks.gov.uk>
Sent: 09 August 2023 15:01
To: Beenham Parish Council <clerk@beenham-pc.gov.uk>; Executivecycle <Executivecycle@westberks.gov.uk>
Subject: LA2003 Beenham - Awberry Barn, Awberry Farm - New Premises Licence Application

Please see attachments – our case reference 22318

Applicant: Mr Nigel David Hopes

Name of Premise: Awberry Farm Barn

Address of Premise: Awberry Farm
The Green
Beenham, Reading, RG7 5NX

Proposal: New Premises Licence

All Activities Saturday only – no more than 28 weddings / major events per annum
Live Music, Recorded Music, Performance of Dance, Anything Similar and Supply of Alcohol (on sales only) - 12:00 to 23:00

Consultation period 10.08.2023 – 06.09.2023

Any comments/ objections please by midnight 06.09.2023 to

licensing@westberks.gov.uk

Many thanks

Sharon Gavin
Technical Officer – Licensing
Public Protection Partnership
01635 519890 sharon.gavin@westberks.gov.uk

Website: www.publicprotectionpartnership.org.uk
Facebook: [@PublicProtectionPartnershipUK](https://www.facebook.com/PublicProtectionPartnershipUK)
Twitter: [@PublicPP_UK](https://twitter.com/PublicPP_UK)

Public Protection Partnership | **Bracknell Forest West Berkshire**



A shared service provided by
Bracknell Forest Council and
West Berkshire Council



From: Nigel D Hopes 0 [<mailto:> [REDACTED]@ [REDACTED]]
Sent: 08 August 2023 14:18
To: Sharon Gavin <sharon.gavin@westberks.gov.uk>; Licensing <licensing@westberks.gov.uk>
Subject: Awberry Barn - Premises Licence

This is an **EXTERNAL EMAIL**. **STOP. THINK** before you **CLICK** links or **OPEN** attachments.

Sharon

I refer to our call yesterday.

I have just transferred the fee of £100 to your account number 65453441 sort 60 15 07 reference Awberry Farm License. Last time I paid £190 - would you be able to check if I am £90 in credit - thanks.

Attached below are the documents you requested plus the NMP.

- Updated Application Form;
- Consent Form;
- Noise Management Plan;
- Signature page from the Application Form;
- Signature page from the Consent Form;
- Location Plan of the Barn;
- Detailed plan of the Barn;
- Scan of my passport.

I should be grateful if you would confirm receipt and if you need anything further.

Many thanks

Regards

Nigel D Hopes
Mobile [REDACTED]
Awberry Farm
Mount Pleasant
Beenham
RG7 5NX

This email and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed may not necessarily represent those of West Berkshire Council. If you are not the intended recipient of this email, you must neither take any action based upon its contents, nor copy or show it to anyone. Please contact the sender if you believe you have received this e-mail in error. All communication sent to or from West Berkshire Council may be subject to recording and or monitoring in accordance with UK legislation, are subject to the requirements of the Freedom of Information Act 2000 and may therefore be disclosed to a third party on request.

Vikki Rigden

From: Tim LEBLOND <[REDACTED]@gmail.com>
Sent: 29 August 2023 10:18
To: Licensing
Subject: Awberry Farm Case Ref. 22318

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

To West Berks Licensing Authority

I refer to an application made by the owner of Awberry Farm for an entertainment and sale of alcohol licence for a number of wedding events listed in the application.

I wish to register my objection to the granting of this licence under section 182 of the Licensing Act 2003.

I submit that the licence should not be granted for the following reasons:-

- The prevention of crime and disorder

The influx of a relatively large number of people to the site for an event who will potentially all leave late in the evening will increase the risk of anti-social behaviour and possible motoring offences whilst leaving the site through the narrow roads of the village. Of particular concern are offences of dangerous driving, speeding and driving whilst under the influence. The licensee will have no control over those leaving the venue once they have left the property and indeed may well contribute to these risks by selling alcohol at the events.

- Public safety

Due to the narrow roads in the village, there may be increased safety risks to dog walkers and pedestrians from the increase in vehicle traffic depending on the time of day that events take place.

- The prevention of public nuisance

I submit that this is a major area of concern. Noise intrusion from the site, despite assurances of noise mitigation, will blight the residents who in many cases live less than 200m from the farm. The source of noise will be from the venue itself and from those attending, particularly when leaving the site late evening. Again the licensee will have no control over noise generated by those attending once they have left the site.

- The protection of children from harm

I have a concern over the increased vehicle traffic for those attending an event and should this be at a time children are walking through the village, this would, I believe pose, an increased risk of an accident occurring.

I would appreciate it if you would consider my comments when deciding on this application.

thank you

R LeBlond
Beenham resident
Four Keeps, RG7 5NT

Vikki Rigden

From: Palmer Helen GBJH <[REDACTED]@[REDACTED]>
Sent: 02 September 2023 12:41
To: Licensing
Subject: New premises license application 22318-Awberry Farm, Beenham
Attachments: Map of Beenham with Car Park.pdf; Licencing Objection.pdf

Categories: Sharon Gavin

This is an **EXTERNAL EMAIL**. **STOP. THINK** before you **CLICK** links or **OPEN** attachments.

Dear Sirs,
New premises license application 22318-Awberry Farm, Beenham
I attach a letter of objection in respect of the above application.
Your Sincerely,
Richard Palmer

This message may contain confidential information. If you are not the designated recipient, please notify the sender immediately, and delete the original and any copies. Any use of the message by you is prohibited. Syngenta seeks to preserve and promote competition and deter anticompetitive conduct. All our employees and partners are required to act in accordance with laws and Syngenta ["Code of Conduct"](#)



AA

gis2.westberks.gov.uk



Index

Puzzle

Puzzle

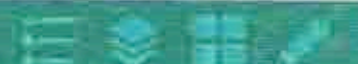
Successfully...

Practice Res...

Interactive M...

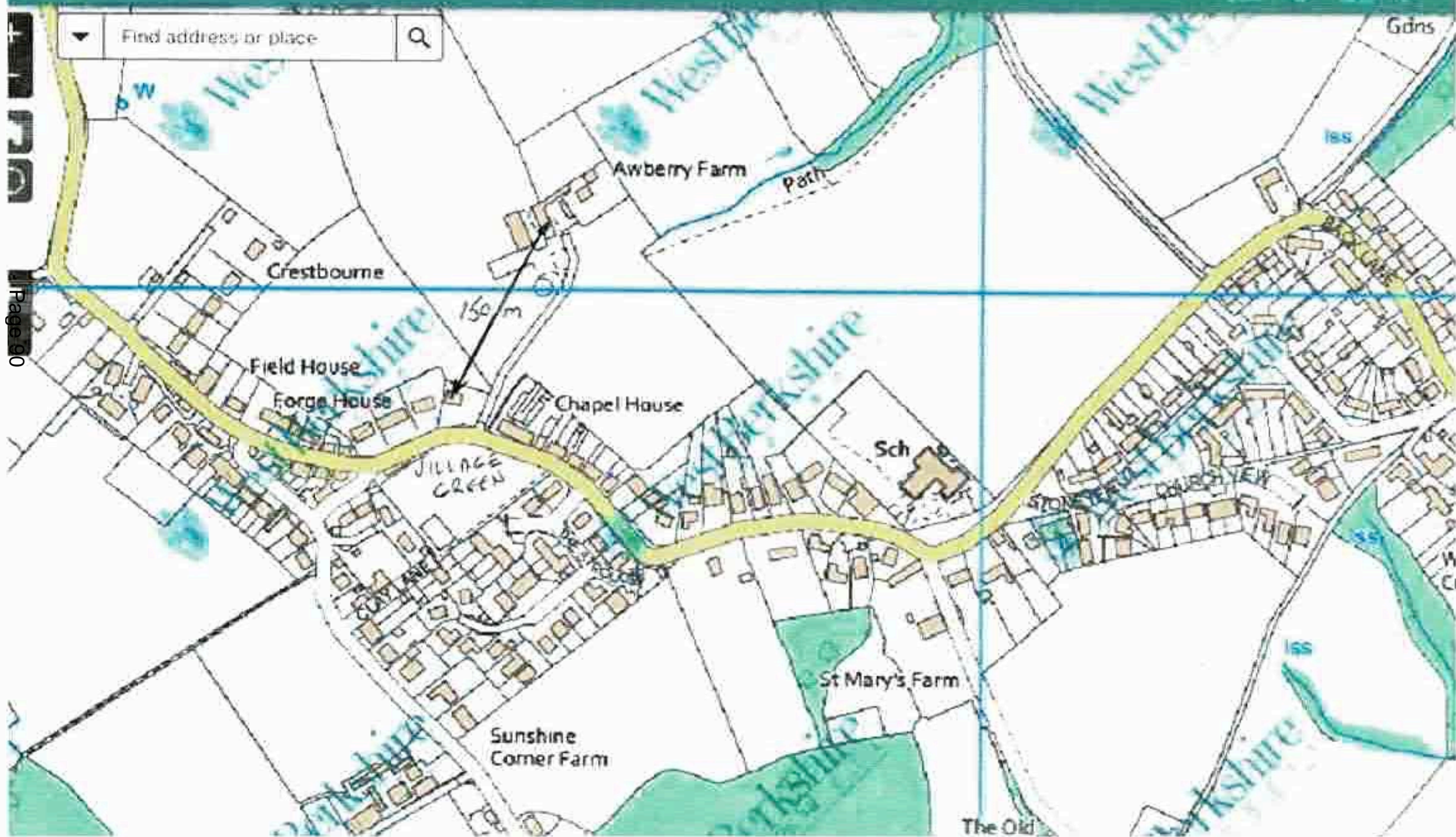
West Berks

West Berkshire Online Map



Find address or place

Page 00



150m

Crestbourne

Awberry Farm

Field House

Forge House

Chapel House

VILLAGE GREEN

Sunshine Corner Farm

St Mary's Farm

Sch

The Old

Public Protection Partnership
West Berkshire District Council
Market Street
Newbury
licensing@westberks.gov.uk

1st September 2023

Dear Sirs

Re New Premises License Application 22318- Awberry Farm Beenham

I live in Beenham and wish to object to the above application as it fails to promote the following key licensing objectives.

The protection of public nuisance

In section 7.1 of the Council's Statement of Licensing Policy 2018-2023 (and in the draft policy for 2023-2028), the Council confirms that "public nuisance "should be interpreted in its widest sense and includes noise, light, odour, litter and anti-social behaviour. *It includes low level nuisance perhaps affecting a few people living locally as well as major disturbance affecting the whole community.*

I wish to draw the Licensing Officers attention to the proximity of some 40 residential properties within 250m of the licensed premises, the closest being only 150m away. The Applicants statement in the Operating Schedule submitted with the application that the premises are "surrounded by undeveloped agricultural land" is misleading. The premises are in fact located in the heart of the village of Beenham as evidenced on the attached plan.

I would urge the Licensing officers to visit the premises in person to fully appreciate its position within a noise sensitive area and its proximity to many residential dwellings.

In clause 7.3 of the Licensing Policy, it states that the Licensing Authority should be satisfied that the activities proposed, and the hours of operation, should be suitable to the location. It provides that the playing of music can cause a nuisance though noise breakout and its effect on patrons which can lead them to being noisier when leaving the premises. Other major sources of noise are identified as being vehicles on the site and the slamming of car doors. It is noted within the Policy that noise can be particularly intrusive at night when the ambient noise levels are lower, and this is especially the case in the countryside when compared to an urban environment.

The use of the licensed premises as a major events/wedding venue between the hours of 12.00 and 23.00 on a number of Saturdays will clearly give rise to the potential for considerable public nuisance in the form of noise (arising from live and recorded music, speeches, raised voices , guest activity and vehicles arriving and leaving the site) and light pollution (light escaping from the barn, the lit car park and access areas and car headlights).

Section 7.5 of the Licensing Policy requires the applicant to satisfy the Authority that adequate measures are in place to:

- 1) Reduce noise and vibration escaping from the premises including noise from music and voices.

- 2) Control light to ensure it does not stray outside the boundary of the premises so as to give rise to problems to local residents.
- 3) Control nuisance that might be associated with the use of external areas.

The applicants operating schedule annexes a noise management plan (NMP) which was submitted in support of his change of use planning application and this appears to be the only document submitted to show that adequate measures have, or will be, taken to satisfy the requirements within the section.

The events will be held in a listed barn situated in a small rural village, and whilst noise mitigation measures and wall insulation are proposed, given the fabric of the existing building and the use of outside areas such as the courtyard and parking area, it is inevitable that considerable noise will be experienced by the nearby properties.

I suggest that the NMP is totally inadequate and in particular would ask the Licensing officers to consider whether the following provisions within the same are realistic:

- 1) The suggestion that guests will not want to use the external courtyard area after 22.00 and will all be prepared to move into an internal area (especially on a hot summers evening)
- 2) The assumption that guests staying in the 8 ensuite bedrooms on the premises will not be noisy after other guests vacate at 23.00.
- 3) The assumption that there will be no noise disturbance from guests entering or existing the internal areas or from open windows (there is no planning requirement for doors and windows to remain closed)
- 4) The fact that the prescribed level of any noise limiting device has not yet been agreed (the applicant suggested in his noise impact assessment that the external noise level would be 35db which is equivalent to a library or quiet classroom – a claim which is surely unrealistic when live or recorded music is to be played until 23.00 ?)
- 5) The reliance by the applicant that the presence of the 2 site owners at each event will be sufficient to ensure full implementation and compliance with the NMP (it is unlikely that they would wish to jeopardise the future commercial viability of the venue by upsetting guests nor be in a position to control 120 patrons)

With up to 120 guests and 70 vehicles attending each event on 28 Saturdays a year (presumably mainly over the Summer months), it is hard to envisage how there could not be a public nuisance to those residents trying to relax at home at the weekend, enjoy their gardens or sleep with their windows open, or to those members of the public who wish to peacefully enjoy use of the public footpath which adjoins the boundary of the licensed premises.

Public Safety

In section M of the operating schedule, the applicant states vaguely that “a sufficient number of people will be employed to secure the safety of the premises and its clientele” but there is no comment as to what constitutes a sufficient number or what qualifications these people will have. In his planning application, the applicant emphasised that he would recruit young casual employees from the local community who would not need transport to the venue.

I am concerned that a young inexperienced workforce would lack the ability to properly ensure the safety of the premises from damage caused by guests or prevent or control arguments between guests.

More importantly, they would lack the authority or experience to enforce compliance with the NMP or prevent any noisy, anti-social or abusive behaviour.

On a separate issue concerning Public Safety, this objective seems to include visiting the premises, so I would mention in passing the concerns expressed by the Highways Officer as to inadequate sight lines at the entrance to the premises and the risk to patrons, local residents, parked vehicles on the highway, cyclists, horse riders and other road users of an accident or collision as a result of the increased traffic on Beenham's narrow unlit roads on an event day.

In conclusion, I trust that in accordance with section 2.4 of the Licensing Policy, that the Authority will *focus on the direct impact of the proposed activities on those members of the public living, working or engaged in normal activity in the area* and conclude that on balance the nuisance and safety risk occasioned to those local residents and the negative impact on their quality of life and normal enjoyment of their properties, outweighs the objectives of the applicant and that you will therefore refuse this licensing application.

Yours sincerely

Richard Palmer

Vikki Rigden

From: Gill Green <[REDACTED]@[REDACTED]>
Sent: 05 September 2023 20:50
To: Licensing
Subject: License Application no. 22318

Categories: Sharon Gavin

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Sir

I write to object to the above licensing application for Awberry Barn, Awberry Farm, Beenham

Vehicle congestion

I have a real concern that a wedding venue will bring a large influx of vehicles all at one time to one of the narrowest parts of the village which is already a bottleneck for vehicles which will seriously add to a problem that already exists in that particular area.

Mount Pleasant which is next to Awberry Farm entrance has 19 mainly terraced style houses with very little off street parking and is always full of parked cars on the road leaving one narrow carriageway for through traffic.

This venue is also situated opposite the recreation ground and playground.

The Strouds cul de sac is on the opposite side of the road situated in the middle of the row of houses making the junction into The Strouds extremely hazardous as the residents of Mount Pleasant also park their vehicles on the entrance into the cul de sac. To add to this problem either end of this section of road has sharp blind bends.

At the weekends The Strouds cul de sac also has large works vans and other vehicles parked by the residents of Mount Pleasant who have nowhere else to park in the village. In addition, we also have vehicles that park here to use the recreation ground and dog walkers who park to use the two close by footpaths.

Also, the first two bungalows in The Strouds have carers going in to see residents four times a day to each bungalow, meaning they need to find parking also.

I am gravely concerned that if there were an incident where a fire engine or ambulance needed to get through it would find it extremely difficult.

Sewage

There is a main sewer pipe running through the entrance to Awberry Farm and on frequent occasions you are able to see raw sewage lifting the manhole cover in the field allowing raw sewage into the ditch which is a feeder to the river pang.

My concern is that if in excess of 100 extra people use the lavatories on site this will not help this situation.

My last point is, I have lived in this quiet peaceful village for over 40 years. We have very little anti social behaviour, vandalism or graffiti but feel this venue has caused anxiety amongst the villagers and may ruin this peaceful village.

Yours sincerely

Russell Green
15 The Strouds
Beenham
RG7 5NW

Sent from my iPhone

Vikki Rigden

From: [REDACTED]
Sent: 03 September 2023 23:20
To: Licensing
Subject: ref no 22318 new premises license objection

Categories: Sharon Gavin

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

To whom it may concern,

I live in beenham and OBJECT to the application from Awberry Farm Barn for EVERY Saturday during the summer months having music from 12.00 until 23.00.

This is because of the traffic these events will generate.

We live in a VERY quiet village and having music until 23.00 is NOT fair on the way of life we live. With the music, starting at 12.00 mid day, we will not be able to enjoy our garden or hear any of the lovely wildlife we can hear now. My husband works shift work and again with loud music it will be harmful to his health due to the lack of sleep. Also to mine as the weekend is where we tend to relax and having loud music every Saturday during the summer is very selfish on Awberry Farms part as we will not be able to enjoy summer EVER again, which is just not fair on the folks in the village.

Please, please reject this application due to the noise, increase traffic and for the health of the folks who live in the surrounding areas.

Many thanks for reading and fingers crossed

Yours sincerely Mrs Ruth Annetts 11 Mount Pleasant Beenham

Vikki Rigden

From: John Clark <[REDACTED]@gmail.com>
Sent: 29 August 2023 20:45
To: Licensing
Subject: Re. Application LA 22318 - Awberry Barn, Awberry Farm, Beenham (Mr. Nigel Hopes)

Categories: Sharon Gavin

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

The Licensing Team
West Berkshire Council
Newbury

Dear Sir

Objection to Licence Application No.22318

I am a resident of Beenham and I am objecting to the grant of an alcohol Licence to Mr. Nigel Hopes of Awberry Farm, Beenham RG7 5NX. I have an interest in this application because I live in the centre of the village across the village green from the Farm. The site itself is surrounded by houses, many of which are no more than 150 metres from the proposed venue.

I object to the application on the basis of the prevention of public nuisance and the protection of children from harm together with some public safety concerns.

1) Public Nuisance - this is covered under Public Safety in the Revised Guidance.issued under Section 182 of the Licensing Act 2003 particularly in Clauses 2.1 and 2.25.

The two recent planning applications which were granted to Mr. Hopes by the Planning Committee on July 5th included noise abatement measures to the Listed 19th century barn and also to the uses of the premises contiguous with that barn. I do not believe that these measures will be sufficient to prevent the escape of loud music noise from the barn. Caterers will be using an adjacent barn for the preparation of food and drink and will be going to and fro from that area to the main party venue - the Listed barn. Doors will be constantly opened and closed. Some party guests are likely to congregate in the courtyard in front of the Listed barn and areas round about. It is inconceivable that noise from this quarter should not impact on those houses which are closest as the event wears on and guests get merrier. It is presumed that the bulk of the 28 events, for which permission has been given, will take place during the spring and summer when residents will be in their gardens and have their windows open. Noise in a quiet, tranquil village will be an unwelcome intrusion and, as the planning consents allow for a finishing time of 11.30 pm, sleep will also be impacted for children and adults alike.

There will be considerable noise emanating from the car parking area as guests leave. It is foolhardy to believe otherwise. There will be concentrated engine noise from 70+ cars as guests, caterers and other staff leave the site, also contributing to sleep deprivation for local residents. This impact is likely to be felt throughout the village due to the narrowness of the single road through the village.

Clause 2.15 of the Revised Guidance states the need for adequate security lighting to be put in place as a public safety measure. If Mr. Hopes is to comply with this requirement, lighting will have to be installed in areas adjacent to the Listed barn - the car park, the courtyard and the walkway between the catering area and the Listed barn. Even if the lighting is triggered automatically, substantial light pollution will be generated in a village which is part of the AONB's environmentally friendly "dark sky" initiative. Again, this is a public nuisance directly attributable to the Awberry Farm site. Clause 2.25 of the Guidance covers this aspect.

2) The Protection of Children from harm

The Awberry Farm site is directly opposite the village green where there is a children's playground. Weddings and events are timed to start from 12 noon on Saturdays. Saturdays are when children are home from school and free to ride their bikes, scooters and their horses through the village. More cars and vans are parked outside houses as parking in the village is an issue, particularly in the vicinity of Awberry Farm, thereby making an already narrow road even narrower. Children are not always as safety aware as one would hope and, with few pavements in the village, the influx of 60 or 70 extra vehicles, possibly unfamiliar with the area, poses a significant threat to their safety.

As mentioned in Clause 1) above, both light pollution and noise nuisance are going to have a knock-on effect on children's sleep and, therefore, their well-being.

3) Public Safety

The Listed barn - the main party venue - is a timber building. It burnt down in 2005 and was re-built. The Planning consents granted on July 5th stipulated that the two sets of large doors in the barn should always be shut for noise reasons. If a fire were to start during a wedding or other party, a large number of guests plus staff on duty could be put at risk during an emergency evacuation, particularly if chairs and tables were placed at intervals around the available floor space, hindering quick exits.

The Licence application cites the need for two people to be appointed as responsible persons but personal details are only available for Mr. Hopes. The management procedure mentions three. Which is correct? Additionally, the breakout areas, the courtyard and gardens do not seem to be included in the application and do not seem to feature on the sketch map attached to the submission.

I would urge the Licensing authorities to reject this application for the reasons stated above.

Yours faithfully
Sandra Clark
16 The Strouds
Beenham

Vikki Rigden

From: [REDACTED]@gmail.com
Sent: 04 September 2023 16:58
To: Licensing
Subject: Re. Application LA22318 - Awberry Barn, Awberry Farm, Beenham (Mr. Nigel Hopes)

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Sir

I wish to object to the License Application LA22318 at Awberry Farm (Mr Nigel Hopes)

I am a resident of Beenham village and object to the issuance of this alcohol licence on the grounds that it does not observe the Licencing objectives of the Prevention of Public Nuisance and the Protection of Children from Harm, as well as general health and safety issues. In addition there are a number of houses, including my own, that are within 150 metres of this property which sits near the centre of the village in a rural Area of Outstanding Natural Beauty (AONB).

- 1. The Prevention of Public Nuisance - this is covered under Public Safety in the Revised Guidance, issued under Section 182 of the Licensing Act 2003 particularly in Clauses 2.1 and 2.25.**

Noise

West Berkshire Planning Committee has imposed noise restrictions on the venue applying for this alcohol licence which are patently unenforceable. The noise level set by the Council is the rural background noise level commonly mentioned as being 35 decibels described as being similar to that *'of a quiet library'* and to expect the applicant and one named guest to control the noise to this level, both from the building and outside in the courtyard and car park, is obviously impossible.

Caterers will be using an adjacent barn for the preparation of food and drink and will be going to and fro from that area to the main party venue - the Listed barn. Doors will be constantly opened and closed. Some party guests are likely to congregate in the courtyard in front of the Listed barn and areas round about. It is inconceivable that noise from this quarter should not impact on those houses which are closest as the event wears on and guests get merrier. It is also most likely that the bulk of the 28 events (over 50% of the weekends in the year!), for which permission has been given, will take place during the spring and summer months when residents will be in their gardens and have their windows open. Noise in a quiet, tranquil village will be an unwelcome intrusion and, as the planning consents allow for a finishing time of 11.30 pm, sleep will also be impacted for children and adults alike.

The venue "will thus undoubtedly contravene the Prevention of Public Nuisance licencing requirement as detailed in clause 2.21 of the Revised Guidance issued under section 182 of the Licensing Act 2003 (the Revised Guidance) which states that, while Public Nuisance is not narrowly defined in the 2003 act, "it may include the reduction of the living and working amenity and environment of persons living or working in the area of the licenced premises".

Light Pollution

Clause 2.15 of the Revised Guidance requires car parks, courtyards and gardens to be brightly lit to comply with the licensing objective of Promoting Public Safety. This lighting will in itself

contravene clause 2.25 of the Revised Guidance concerning the Prevention of Public Nuisance which states that such lighting "may in itself give rise to light pollution for some neighbours" of the premises. Thus it would be impossible for this licence application to meet both the Public Safety and the Prevention of Public Nuisance licencing objectives.

It should also be noted that the Revised Guidance requires licencing authorities and licensees "to be mindful of the requirements and responsibilities placed on them by other legislation". Dark skies and minimising light pollution form part of the strategic objectives and policies of the Statutory North Downs Area of Natural Beauty within which this premises squarely sit . The requirement for Public Safety lighting directly contravenes this statutory initiative.

2. The Protection of Children from Harm

The Awberry Farm site is directly opposite the village green where there is a children's playground. Weddings and events are timed to start from 12 noon on Saturdays. Saturdays are when children are home from school and free to ride their bikes, scooters and their horses through the village. They are also days when dog walkers, cyclists and other rural groups are using the Beenham road network. More cars and vans are parked outside houses as parking in the village is an issue, particularly in the vicinity of Awberry Farm, thereby making an already narrow road even narrower. Children are not always as safety aware as one would hope and, with only a couple of pavements in the village, the influx of 70+ extra vehicles, possibly unfamiliar with the area, poses a significant threat to their safety, and the safety of others.

As mentioned in Clause 1) above, both light pollution and noise nuisance are going to have a knock-on effect on children's sleep and, therefore, their well-being.

3. Public Safety

The Listed barn - the main party venue - is a timber building. It burnt down in 2005 and was rebuilt. The Planning consents granted on July 5th stipulated that the two sets of large doors in the barn should always be shut for noise reasons. If a fire were to start during a wedding or other party, a large number of guests plus staff on duty could be put at risk during an emergency evacuation, particularly if chairs and tables were placed at intervals around the available floor space, hindering quick exits.

The Licence application cites the need for two people to be appointed as responsible persons but personal details are only available for Mr. Hopes. The management procedure mentions three. Which is correct? Additionally, the breakout areas, the courtyard and gardens do not seem to be included in the application and do not seem to feature on the sketch map attached to the submission.

I urge the Licensing authorities to take into account the arguments raised above and to reject this application.

Yours faithfully,



This page is intentionally left blank

Prevention of crime and disorder

CCTV

1. The premises licence holder shall ensure the premises' digitally recorded CCTV system cameras shall continually record while the premises are open to the public and recordings shall be kept for a minimum of 31 days with time and date stamping. The entire licensable area shall be covered with the CCTV. There shall be at least one camera positioned at each entry and exit point to monitor any external areas to the premises. At least one staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member shall be trained to access, download and provide copies of CCTV images or data recordings to an authorised officer of West Berkshire Borough Council or Thames Valley Police together with facilities for viewing upon request, subject to the provisions of the Data Protection Act and GDPR. Recorded images shall be of such quality as to be able to identify the recorded person in any light.
2. Signage advising customers that CCTV is in use shall be positioned in prominent positions.

Incident Register

1. All incidents which impact on any of the four licensing objectives shall be recorded in a register kept at the premises for this purpose.
2. The names of the person recording the incident, and those members of staff who deal with any incident shall also be recorded. Where known, any offenders name will also be recorded;
3. This record shall be available for inspection by a Police Officer or an Authorised officer of West Berkshire Borough Council upon request and shall be retained for one year.
4. The record shall be signed off by the DPS or nominated representative on a monthly basis.

Staff Training

5. Staff employed to sell alcohol shall undergo training upon induction. This shall include, but not be limited to:
 - The premises age verification policy
 - The law relating to underage sales
 - Dealing with refusal of sales
 - Proxy purchasing
 - Recognising valid identity documents not in the English language
 - How to identify and safeguard vulnerable persons who attend the premises
 - The four licensing objectivesSuch training sessions are to be documented and refreshed every six months.
6. All training sessions are to be documented. Records of training shall be kept for a minimum of one year and be made available to an authorised officer of Thames Valley Police and West Berkshire Borough Council upon request.
7. Before any person is employed at the premises sufficient checks will be made of their bona fides to ensure they are legally entitled to employment in the UK. Such checks shall include:
 - Proof of identity (such as a copy of their passport)
 - Nationality
 - Current immigration status

Employment checks will be subject of making copies of any relevant documents produced by the employee, which will be retained on the premises and kept for a minimum period of one year. Employment records as they relate to the checking of a person's right to work will be made available to an authorised officer of West Berkshire Borough Council or Thames Valley Police upon request.

8. All staff to be trained to record refusals of sales of alcohol in a refusals book or electronic register, If the record is in written form then it should be documented in a book similar to a A4 day by day diary and marked refusals. The book/register shall contain:
 - Details of the time and date the refusal was made
 - The identity of the staff member refusing the sale
 - Details of the alcohol the person attempted to purchase(b) This book/register shall be available for inspection to an authorised officer of West Berkshire Borough Council or Thames Valley Police. A weekly review of the refusals book/register shall also be carried out and signed off by the Designated Premises Supervisor or their nominated representative.

Prevention of Public Nuisance

9. The licensee shall ensure that no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to undue disturbance to local residents.
10. During operating hours the licensee or nominated representative shall be available to receive and respond to nuisance related complaints a contact number shall be readily available to residents upon request.
11. Clearly legible and suitable notices shall be displayed at all exits requesting customers to respect the needs of local residents and to leave the premises and area quietly. Staff shall be available to assist in the dispersal of customers at the cessation of licensable activities each evening.

Protection of Children from Harm

12. The premises shall at all times operate a Challenge 25 age verification policy to prevent any customers who attempt to purchase alcohol and who appear to the staff member to be under the age of 25 years from making such a purchase without having first provided identification. Only a valid driver's licence showing a photograph of the person, a valid passport, Military ID or proof of age card showing the 'Pass' hologram (or any other nationally accredited scheme as set down within the mandatory conditions) are to be accepted as identification.
13. Signage advising that the Challenge 25 age policy is in operation, will be displayed at all areas where alcohol is being served.

Public Safety

14. The premises shall implement, operate and maintain a policy to manage dispersal of customers from the premises. The policy shall be in written form and all staff shall be trained in how to operate it. The policy shall be produced to an authorised Officer of West Berkshire Borough Council or Thames Valley Police upon request.
15. The Premises and area immediately outside the premises shall be kept clear, whilst the premises is open for licensable activities.

16. All external lighting shall be positioned in such a way so as not to disturb or intrude upon local residents or businesses.

This page is intentionally left blank

From: Sharon Gavin
Sent: 18 September 2023 14:46
To: Sharon Gavin
Subject: EH agreed conditions LA2003 Beenham - Awberry Barn, Awberry Farm - New Premises Licence Application
Attachments: Re: LA2003 Beenham - Awberry Barn, Awberry Farm - New Premises Licence Application - Environmental Health

From: Jodie Wilson
Sent: 06 September 2023 09:53
To: Licensing <Licensing@westberks.gov.uk>
Cc: Nigel D Hopes 0 [REDACTED]@ [REDACTED] >
Subject: FW: LA2003 Beenham - Awberry Barn, Awberry Farm - New Premises Licence Application

Good Morning,

**APPLICATION FOR A PREMISES LICENCE
AWBERRY FARM, THE GREEN, BEENHAM, BERKSHIRE, RG7 5NX**

I have reviewed the application for the above premises and accompanying documents against the licensing objective 'prevention of public nuisance'.

The premises are located within the quiet village Beenham and so it is important that the premises operate with sufficient control on noise for the prevention of public nuisance. I am very familiar with the site, the local area and the resident's noise concerns due to my previous involvement at the Planning application stage. I have worked with the Applicant to ensure noise concerns can be addressed through structural improvements and management controls informed by a detailed noise assessment. Planning approval has recently been given for operation upon completion of a noise insulation scheme to the Tithe Barn structure.

The Applicant has agreed to adding some suggested additional conditions to their premises licence operating schedule to cover public nuisance. The conditions link in with critical noise management controls and align with the existing conditions on the recent planning consent.

1. The premises shall not operate under this licence until all required sound insulation works to the building structure have been completed.
2. The level of noise emitted from amplified music associated with the use hereby permitted shall not exceed 35dB $L_{Aeq,15min}$ at any off-site residential dwelling.
3. Amplified music played in connection with the premises licence shall be restricted to within the tithe barn.
4. The premises shall be operated in compliance with all aspects of the Noise Management Plan submitted with the application. Any deviation from the plan shall be first agreed in writing with the Licensing Authority.
5. A noise limiting device shall be installed at the premises and maintained in such a manner as to control all sources of amplified music and speech at the premises. The device shall be:-
 - used at all times during the entertainment;
 - set at a level agreed in writing with the Council; and

- sealed in a manner, which is tamper proof.

6. All external doors and windows must be kept closed, other than for access and egress, when activities involving amplified music or speech are taking place.

I attach email correspondence to date with the Applicant, Nigel Hopes to confirm his agreement

If you have any queries regarding the above please contact me.

Kind regards,

Jodie Wilson
Environmental Health Officer – Licensing and Environmental Quality

Public Protection Partnership

Telephone: 01635 503542

Email: Jodie.wilson1@westberks.gov.uk

Website: www.publicprotectionpartnership.org.uk

Facebook: [@PublicProtectionPartnershipUK](https://www.facebook.com/PublicProtectionPartnershipUK)

Twitter: [@PublicPP_UK](https://twitter.com/PublicPP_UK)

Public Protection Partnership | **Bracknell Forest West Berkshire**



A shared service provided by
Bracknell Forest Council and
West Berkshire Council

