

# Notice of Meeting

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## Licensing Sub-Committee

**Friday, 8 December, 2023 at 10.00 am**

In the Council Chamber, Council Offices,  
Market Street, Newbury

Link to the Livestream - <https://www.youtube.com/watch?v=3CRVWyPzFj4>

### 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: Thursday, 30 November 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](mailto:benjamin.ryan1@westberks.gov.uk)

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



To: Councillors Phil Barnett (Chairman), Paul Dick and Nigel Foot

Substitute: Councillor Martha Vickers

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# 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. 22873 - Awberry Barn, Awberry Farm, The Green, Beenham, Berkshire, RG7 5NX** 3 - 142
  - 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

*Sarah Clarke.*

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

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### **Awberry Barn, Awberry Farm, The Green, Beenham, Berkshire, RG7 5NX (Application Number 22873)**

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<b>Type of Application:</b>	New Premises Licence
<b>Parish Council:</b>	Beenham Parish Council
<b>Ward Members:</b>	Councillor Dominic Boeck
<b>Case Officer:</b>	Krystelle Kamola, Licensing Officer
<b>Portfolio Holder:</b>	Councillor Lee Dillon
<b>Service Director:</b>	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 10<sup>th</sup> October 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 13<sup>th</sup> October 2023 and the consultation end date was 10<sup>th</sup> November 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

- 4.1. Awberry Barn is situated in the village of Beenham, a village six 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.
- 4.2. West Berkshire Council also subsequently licenced Awberry Barn for civil ceremonies and it sits amongst the 14 other wedding barn venues in the district.
- 4.3. On 27 September 2023, a Licensing Sub-Committee convened to consider a previous premises licence application for Awberry Barn. This application was made by the same applicant and included the supply of alcohol Saturday 12:00 to 23:00, the provision of the following for the same day and hours – Live music, Recorded music, Performance of Dance and Anything of a similar description to these.
- 4.4. The Sub-Committee was adjourned and the applicant subsequently withdrew this application on 28 September 2023 and a new application was then submitted.
- 4.5. The current application is requested by the applicant to licence the venue for the sale of alcohol only, Saturday 12:00 to 23:00.

## 5. Summary of Application

- 5.1. The Licencing Authority has received an application on 13 October 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 **22873**. A copy of the application is attached as **Appendix A** and Plan as **Appendix B**.
- 5.2. The application seeks a premises licence to permit the following activities:-

**J. Supply of Alcohol: Saturday from 12:00 to 23:00 for the supply of alcohol for consumption both on and off the premises.**

**L. Hours premises are open to the public: Saturday from 12:00 to 23:45.**

- 5.3. The applicant has offered conditions and measures to support the licensing objectives, which can be found within the application at **Appendix A**, and a **Noise Management Plan ('NMP')** – August 2023- see **Appendix C**. The DPS consent form is attached at **Appendix D**.

## 6. Consultation

- 6.1. The 28-day consultation period ran from 13<sup>th</sup> October 2023 to 10 November 2023. Responsible Authorities, Ward Members and Beenham Parish Council were advised by email on the 13<sup>th</sup> October 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 on 19<sup>th</sup> October 2023.

- 6.2. Fifteen representations were received from members of the public objecting to the application. These are attached at **Appendix E**.
- 6.3. We received one out of time representation in objection to the application. It was received by email on 11 November 2023, at 2.32pm. It has not been included in this report.
- 6.4. Twenty seven representations were received from members of the public in support of the application. These are attached at **Appendix F**.

## 7. Responses Received from Responsible Authorities

Fire Authority – No objection received 1<sup>st</sup> November 2023

The Chief Officer of Thames Valley Police – No objection received 3<sup>rd</sup> November 2023

Environmental Health – See the amendment to condition 16 proposed and agreed with the Applicant as set out in **Appendix G**. No objection received 26<sup>th</sup> October 2023

The Local Enforcement Agency for the Health and Safety at work etc. Act 1974 – No objection received 17<sup>th</sup> October 2023

Trading Standards – No objection received 19<sup>th</sup> October 2023

Children’s Safeguarding Board – None received

Public Health – No objection received 23<sup>rd</sup> October 2023

Home Office Immigration – None received

Planning – None received

The Licensing Authority – None received

## 8. Summary of Public Representations

- 8.1. 42 representations have been received from members of the public, 15 objected to the application, believing that that the granting of the licence would undermine all four licensing objectives. 27 are in support of the application.

## 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.

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## **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
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## **10. Appendices**

Appendix A – Application

Appendix B – Plan

Appendix C – Noise Management Plan

Appendix D – DPS Consent

Appendix E – Representations objecting to the application

Appendix F – Representations supporting the application

Appendix G – Amendment to conditions 16 proposed by Environmental Health and agreed with the Applicant.

**Person to Contact:** Krystelle Kamola  
Email: Krystelle.Kamola1@westberks.gov.uk

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**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			
<b>Post town</b>	Reading	<b>Postcode</b>	RG7 5NX
Telephone number at premises (if any)			
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 *                    | <input checked="" type="checkbox"/> | please complete section (A) |
| b) a person other than an individual *               |                                     |                             |
| i as a limited company/limited liability partnership | <input type="checkbox"/>            | please complete section (B) |
| ii as a partnership (other than limited liability)   | <input type="checkbox"/>            | please complete section (B) |
| iii as an unincorporated association or              | <input type="checkbox"/>            | please complete section (B) |
| iv other (for example a statutory corporation)       | <input type="checkbox"/>            | please complete section (B) |
| c) a recognised club                                 | <input type="checkbox"/>            | please complete section (B) |
| d) a charity                                         | <input type="checkbox"/>            | 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; or
- 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 <input checked="" type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b> Hopes			<b>First names</b> Nigel David		
<b>Date of birth</b> 11.03.1955		I am 18 years old or over <input checked="" type="checkbox"/>		Please tick yes	
<b>Nationality: British</b>					
Current residential address if different from premises address		Awberry Farm The Green Beenham Berkshire			
Post town	Reading			Postcode	RG7 5NX
<b>Daytime contact telephone number</b> [REDACTED]					
<b>E-mail address (optional)</b> [REDACTED]					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

**SECOND INDIVIDUAL APPLICANT (if applicable)**

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b>			I am 18 years old or over <input type="checkbox"/> Please tick yes		
<b>Nationality</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					

**(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
<input type="text"/>	<input type="text"/>	<input type="text"/>

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

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

<p>Please give a general description of the premises (please read guidance note 1)</p> <p>The premises to be licensed is a historic timber framed barn. Awberry Farm Barn is part of Awberry Farm. The barn is surrounded by undeveloped agricultural land.</p> <p>A change of use planning application (ref 23/00376/FULMAJ) was approved on 5<sup>th</sup> July 2023 to create a flexible events venue (120 guests maximum) including the provision of overnight accommodation. This application is in accordance with that permission.</p> <p>The barn site will be used for no more than 28 weddings/major events per annum.</p>
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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)

**Provision of late night refreshment** (if ticking yes, fill in box I)

**Supply of alcohol** (if ticking yes, fill in box J)

**In all cases complete boxes K, L and M**

**A**

<b>Plays</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of a play take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
Tue			<b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 5)		
Wed					
Thur			<b><u>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</u></b> (please read guidance note 6)		
Fri					
Sat					
Sun					

**B**

<b>Films</b> Standard days and timings (please read guidance note 7)			<b><u>Will the exhibition of films take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)					
Mon								
Tue								
Wed						<b><u>State any seasonal variations for the exhibition of films</u></b> (please read guidance note 5)		
Thur								
Fri								
Sat						<b><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></b> (please read guidance note 6)		
Sun								

**C**

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 7)			<b><u>Please give further details</u></b> (please read guidance note 4)
Day	Start	Finish	
Mon			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 5)
Tue			
Wed			
Thur			<b><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></b> (please read guidance note 6)
Fri			
Sat			
Sun			



**D**

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 7)			<b><u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for boxing or wrestling entertainment</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>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</u></b> (please read guidance note 6)		
Sat					
Sun					

**E**

<b>Live music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of live music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
Tue					
Wed			<b><u>State any seasonal variations for the performance of live music</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>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</u></b> (please read guidance note 6)		
Sat					
Sun					

**F**

<b>Recorded music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
Tue			<b><u>State any seasonal variations for the playing of recorded music</u></b> (please read guidance note 5)		
Wed					
Thur			<b><u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Fri					
Sat					
Sun					

# G

<b>Performances of dance</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>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</u></b> (please read guidance note 6)		
Sat					
Sun					

# H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Wed					
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 5)		
Fri					
Sat			<b><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></b> (please read guidance note 6)		
Sun					

**I**

<b>Late night refreshment</b> Standard days and timings (please read guidance note 7)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 5)		
Thur					
Fri			<b><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></b> (please read guidance note 6)		
Sat					
Sun					

**J**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 5)		
Mon					
Tue					
Wed					
Thur					
Fri					
Sat	12:00	23:00			
Sun			<b>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</b> (please read guidance note 6)		

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):

<b>Name</b> Nigel David Hopes	
<b>Date of birth</b>	██████████
<b>Address</b>	
Awberry Farm, The Green Beenham	
<b>Postcode</b>	RG7 5NX
<b>Personal licence number (if known)</b> PL 1653	
<b>Issuing licensing authority (if known)</b> 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).

N/A

**L**

<p><b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 7)</p>			<p><b><u>State any seasonal variations</u></b> (please read guidance note 5)</p>
Day	Start	Finish	
Mon			<p><b><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></b> (please read guidance note 6)</p>
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)

There will be no use of special effects such as lasers, pyrotechnics, strobe lighting or smoke machines at the premises whenever licensable activities are taking place.

There will be no more than 28 event days per calendar year held on the premises.

### b) The 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 Council or the 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 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

- Recognising valid identity documents not in the English language
- How to identify and safeguard vulnerable persons who attend the premises
- The four licensing objectives

Such 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 the Police and West Berkshire 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 Council or the 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 bound 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 Council or the 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.

### **c) Public safety**

9. 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 Council or the Police upon request.
10. The Premises and area immediately outside the premises shall be kept clear, whilst the premises is open for licensable activities.
11. All external lighting shall be positioned in such a way so as not to disturb or intrude upon local residents or businesses.

### **d) The prevention of public nuisance**

12. The licence holder 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.
13. During operating hours the licence holder or nominated representative shall be available to receive and respond to nuisance related complaints a contact number shall be readily available to local residents upon request.
14. 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.
15. The premises shall not operate under this licence until all required sound insulation works to the building structure have been completed.
16. The level of noise emitted from amplified music associated with the use hereby permitted shall not exceed 35dB  $L_{Aeq,15min}$  at any residential dwelling.
17. Amplified music played in connection with the premises licence shall be restricted to within the tithe barn.
18. 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.
19. 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
20. 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.

**e) The protection of children from harm**

21. 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.
22. Signage advising that the Challenge 25 age policy is in operation, will be displayed at all areas where alcohol is being served.

**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.
- 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.**

<b>Declaration</b>	<ul style="list-style-type: none"><li>● [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).</li><li>● 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</li></ul>
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	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	Duncan Charles Craig
Date	10.10.2023
Capacity	Duly Authorised Agent

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> 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	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Duncan Craig St Philips Chambers 55 Temple Row			
Post town	Birmingham	Postcode	B2 5LS
Telephone number (if any)	[REDACTED]		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
[REDACTED]			

## Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
  - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
  - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
  - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
  - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
  - Live music: no licence permission is required for:
    - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
    - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
  - Recorded Music: no licence permission is required for:
    - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and

- (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
  - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
    - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
    - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
    - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
    - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
  4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
  5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
  6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
  7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
  8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
  9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
  10. Please list here steps you will take to promote all four licensing objectives together.
  11. The application form must be signed.
  12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
  13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
  14. This is the address which we shall use to correspond with you about this application.

**15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:**

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

#### **Documents which demonstrate entitlement to work in the UK**

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.



- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:
  - evidence of the applicant's own identity – such as a passport,
  - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
  - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
    - (i) working e.g. employment contract, wage slips, letter from the employer,

- (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
- (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
- (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

**Original documents must not be sent to licensing authorities.** If the document copied is a passport, a copy of the following pages should be provided:

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

#### **Home Office online right to work checking service**

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

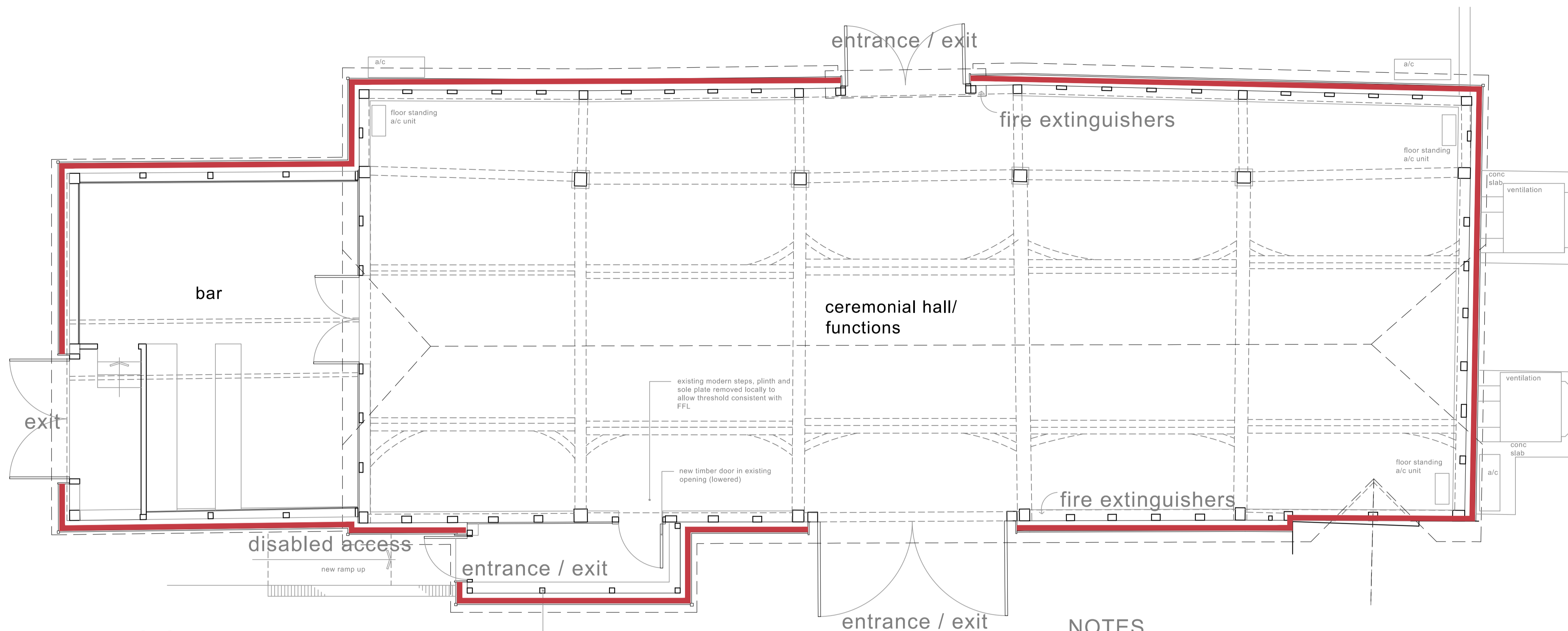
To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

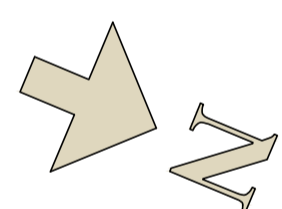
An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

Rev	Description	Date
A	INSULATION AND A/C	MAY '23
B	MECH VENTILATION & INTERNAL ELEVATION	JUNE '23
C	ACCESS AMENDMENT	JULY '23

## AWBERRY BARN PREMISES LICENCE PLAN



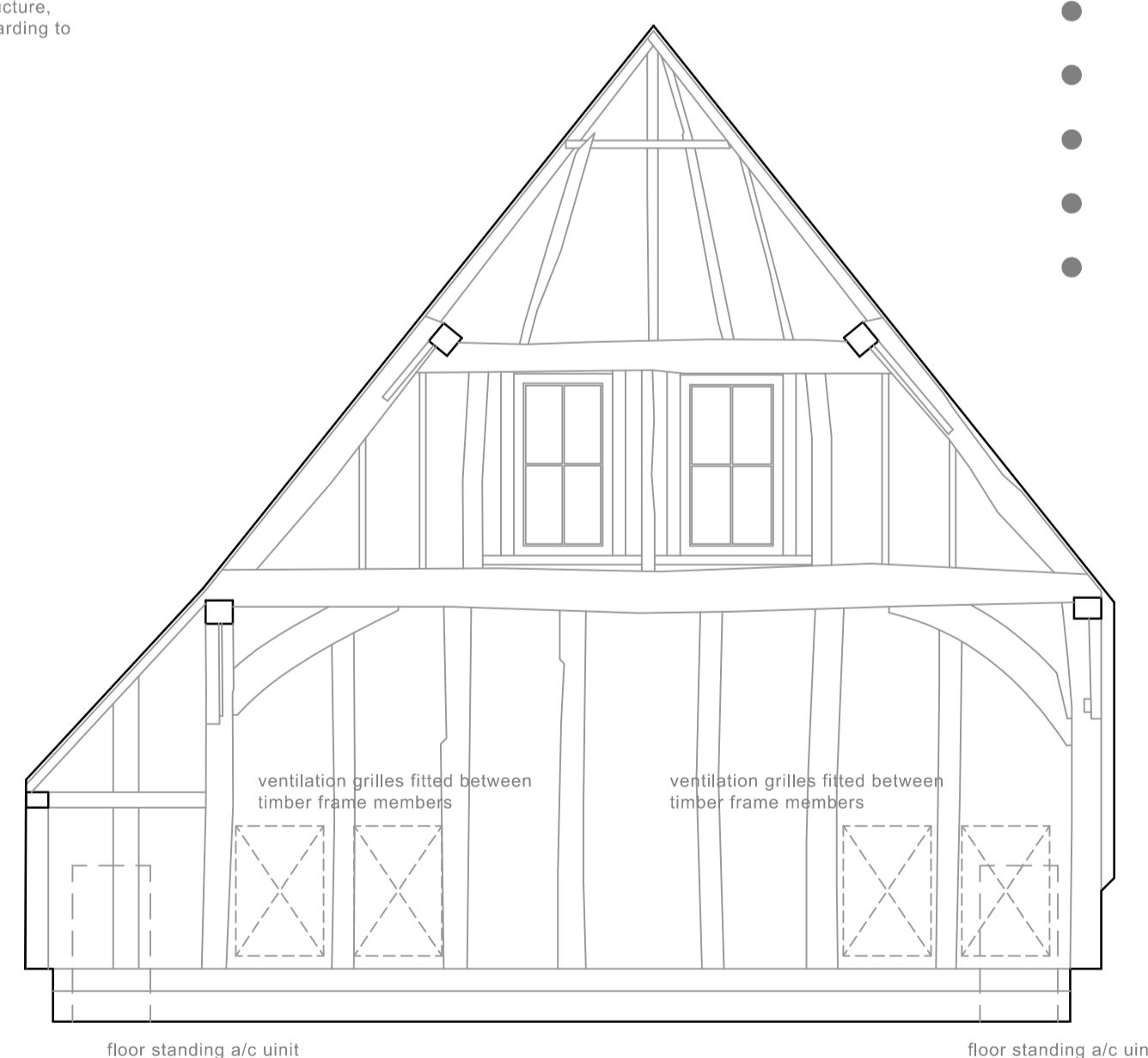
### GROUND FLOOR PLAN



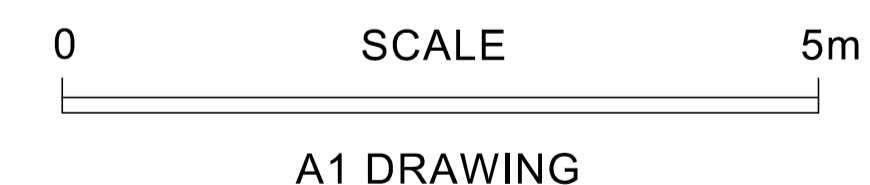
NB. TOILET BLOCKS LOCATED 15 METRES OPPOSITE THE DISABLED ACCESS

### NOTES

- All space to be used for all activities
- No fixed structures impacting on exits
- No stage or raised area
- No steps, stairs or lifts
- No kitchen
- No public conveniences



### INTERNAL ELEVATION (NORTH)



**AVES**  
ARCHITECTURAL architecture and planning

CLIENT Mr N Hopes 115 Arley Road, Alton, Hampshire, GU34 3RN, 01420 543706, aves102@btinternet.com

JOB Proposed Alterations to The Barn at Awberry Farm, Beenham

DRG PROPOSED FLOOR PLAN

SCALE 1:50 DRAWN MA DATE October 2022 22/10/14 C

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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.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	09/22/2022	AVES ARCHITECTURAL
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		



SCALE  
1" = 40'-0"

**AVES ARCHITECTURAL**  
 175 South Main Street  
 Portland, ME 04101  
 (603) 876-2222  
 www.avesarchitectural.com

Client: M/N Hoppes  
 Proposed Wedding Venue & Associated Amenities  
 1000 Main Street, Portland, ME  
 PROPOSED SITE PLAN

Scale: 1" = 40'-0" Date: 09/22/2022 22/0920 | A

Consent of individual to being specified as premises supervisor

Nigel David Hopes

*{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

by

Nigel David Hopes

relating to a premises licence

*{number of existing licence, if any}*

for

Awberry Farm Barn  
Awberry Farm  
The Green  
Beenham  
Berks  
RG75NX

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

**Nigel David Hopes**

---

concerning the supply of alcohol at

Awberry Barn

Awberry Farm

The Green

Beenham

RG7 5NX

---

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**

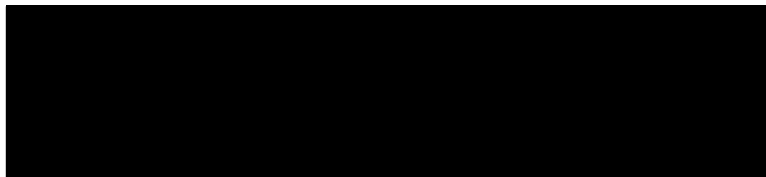
---

**Personal licence issuing authority**

**Wokingham Borough Council**

---

**Signed**

A large black rectangular redaction box covering the signature area.

Public Protection Partnership  
West Berkshire District Council  
Market Street  
Newbury  
[licensing@westberks.gov.uk](mailto:licensing@westberks.gov.uk)

20<sup>th</sup> October 2023

Dear Sirs

**Re New Premises License Application 22873- 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

A blacked-out rectangular area, likely redacting a signature or name.

10/10/10

## LICENSING ACT 2003

### Representations

Details of the representee:

Name: Robert LeBlond  
Address: (redacted)  
Postcode: RG7 .....  
Telephone Number (redacted)  
Email address: (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 IC ref 22873  
Name of Premises: Awberry Farm  
Premises Address: The Green, Beenham, Berks, RG7 5NX  
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:**

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 risk of 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 will 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. There will also be a risk of accidents resulting from the exodus of people leaving the site, particularly if cars are being driven under the influence of alcohol or other substances.

**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 a serious accident occurring.

Signed:.....R T LeBlond.....

Date:.....10/11/2023.....

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

(Redacted)  
RG7 5

29 October 2023

Dear Sir,

Re: LA2003 Ref: 22873 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. Reference: 'Management command and communication structure', the applicant states that at all times the premises will be operated by the two owners who are personal licence holders and the manager who will also be a personal licence holder. However, the Application itself only refers to Nigel Hopes and the section covering the "Second Individual applicant" and "Other Applicants" has not been completed. On the application there are no signatures other than a "Duly Authorised Agent", typed name, which does not cover the other unnamed supposed Licence holder.

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. All of which is outlined in great detail in the NMP which also refers to both live and amplified (recorded?) music, which has not been requested in Part 3 Operating Schedule of the Premises Licence Application. However, under the licensing objective d) The prevention of Public Nuisance indicates in detail that amplified music will take place. Has a wedding licence already been granted for the modern barn & the Tythe barn? The applicant states that both buildings will 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, requiring a large amount of trained staff to be available to manage the event.

During the day, 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. This exodus cannot possibly take place in 15 minutes as planned.

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 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 wooden bar area which is a separate room from the rest of the barn. This is an area of concern that requires strong consideration as it involves the safety of 120 people in an emergency, plus staff. I have not seen any Fire regulations or instructions for evacuations and safety points to assemble. There is no mention of a 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,

Nola Rice-Wood



AA

gis2.westberks.gov.uk



Index

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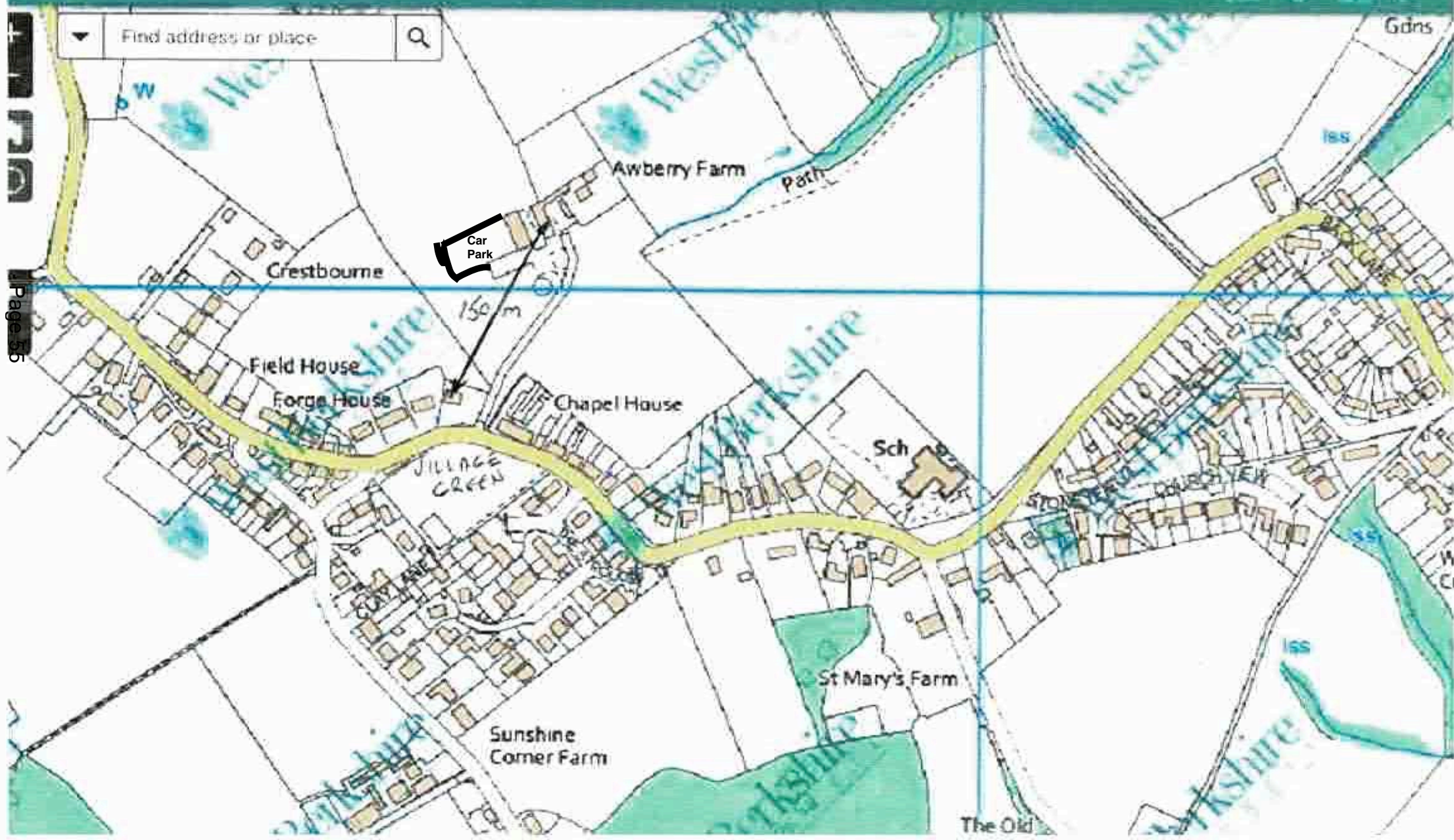
West Berks

# West Berkshire Online Map



Find address or place

Page 3 of 3



Car Park

150 m

Crestbourne

Awberry Farm

Path

Field House

Forge House

Chapel House

VILLAGE GREEN

Sch

St Mary's Farm

Sunshine Corner Farm

The Old

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**From:** jwdclark

**Sent:** Sunday, October 29, 2023 3:56 PM

**To:** Licensing <licensing@westberks.gov.uk>

**Subject:** Re. ApplicationLA22873 - Awberry Barn, Awberry Farm, Beenham (Mr. Nigel Hopes)

---

Dear Sir,

## **I wish to object to the New Premises Application LA22873**

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 Licensing 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. Not only does the applicant's Noise Management Plan make no attempt to restrict sound, other than amplified music, until after 22.00 hrs by which time small children will be trying to sleep, but also the noise level set by the Planning Committee is the rural background level. To expect applicant and one named guest to control the noise to this level both from the building and outside in the courtyard and car park, particularly when people are leaving at 23.45 hrs (or indeed outside the premises) is obviously impossible. The venue will thus undoubtedly contravene the Prevention of Public Nuisance licensing 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 licensing 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 and 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,  
Beenham

**From:** Sandra Clark  
**Sent:** Tuesday, October 31, 2023 6:18 PM  
**To:** Licensing <[licensing@westberks.gov.uk](mailto:licensing@westberks.gov.uk)>  
**Subject:** Licence Application No. 22873

Dear Sir/Madam

**Re: Licence Application No 22873 - Awberry Farm - Mr. Nigel Hopes**

As a resident of Beenham, I am objecting yet again to the grant of an alcohol licence to Mr. Nigel Hopes of Awberry Farm, Beenham RG7 5NX, the previous two licence applications being withdrawn. I live in the centre of the village across the village green from the farm, which is itself surrounded by houses, many no more than 150 metres distant from the barn where the proposed activities will take place.

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.

Mr. Hopes has submitted a Noise Management Plan (NMP) with his application and while some of the measures will mitigate noise emanating from the buildings he proposes to use for his wedding venue, I do not believe that they will be sufficient to prevent the escape of loud music noise, either live or recorded. 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 19th century barn. Guests are also likely to be going in and out so doors will be constantly opened and closed.

At no point in the NMP has thought been given to the significant noise likely to be created at the end of a party by departing guests who have had access to alcohol from noon until 11.00 pm. Loud voices raised in farewells, car doors slamming and concentrated engine noise from 70+ cars will impact severely on what is a quiet, tranquil, country village. Sleep for both children and adults alike will be significantly affected with departure from the site scheduled for 11.45 pm. This will be particularly true during the spring and summer months when, it is presumed that the bulk of the 28 events, for which planning permission has been given, will take place when residents will be in their gardens or, at the very least, have their windows open.

Traffic noise from 60-70 vehicles will be felt throughout the village, not just in the area of Awberry Farm, as the single road through the village is very narrow and with a number of pinch points.

Clause 2.15 of the Revised Guidance states the need for adequate security lighting to be put in place as a public safety measure. Low level lighting may not be sufficient to avoid accidents. 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 skies" initiative. Again this would be 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, gym equipment and goalposts for football games. Weddings and events are timed to start from 12 noon on Saturdays. Saturdays are when the children are home from school and are free to utilise the facilities on the Green and 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 the entrance to 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 this year stipulated that the two sets of large doors in the barn should always be kept 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 are placed at intervals around the available floor space, hindering quick exits.

The Licence regulations suggest the need for two people to be appointed as responsible persons but personal details are only available for Mr. Hopes. Will others be appointed at some future date?

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

Yours faithfully

Sandra Clark  
Beenham

**From:** (Redacted) <(Redacted)@btinternet.com>  
**Sent:** Thursday, November 2, 2023 8:28 PM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Awberry Farm, Beenham License application 22873

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

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PLEASE DO NOT PUBLISH MY NAME OR ADDRESS - THANKYOU

Dear Sir / Madam

Please note I have attached the West Berkshire map of rights of way which clearly shows the public footpath which crosses in front of Awberry Farm Barn in Beenham, within 50m at the closest point, and also shows how close neighbouring properties are to the venue. If you haven't already visited the site may I urge you to do so, to see at first hand the proximity of dozens of houses and how narrow the roads are.

Referring to the new premises license application for Awberry Farm, Beenham, I would urge refusal for the following reasons.

**The prevention of crime and disorder; the prevention of public nuisance ;**

Granting an alcohol license valid for 11 hours to this site is very likely to lead to crime and disorder as well as noise disturbance. There are many houses within less than 200m of the proposed licensed site and dozens more homes back on to the site around its perimeter, as do the Primary School and the Pre-School. The small number of staff proposed for the venue would be unlikely to be able to "police" drunken revellers wandering around the site and causing noise disturbance to neighbours. If people attending events 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.

Mr Hopes has stressed the "wedding venue" aspect of the application when discussing it in the past, but he has been very vague about the nature of the "multi events" which are also proposed to be held at the site. A potential number of 120 attendees drinking for 11 hours could cause unimaginable levels of noise and general disruptive behaviour. It would be totally unacceptable because this is normally a very tranquil village, situated within the North Wessex Downs AONB.

At the EAPC meeting when provisional approval was granted for a change of use, Mr Hopes said that everyone attending an event would be inside the barn with the doors closed from 10pm onwards, but even if this were the case it would not prevent people wandering around the farm from midday until 10pm. It should be noted that there are no toilets inside the barn and no-one can smoke inside it so people would inevitably have to leave the building at times even if the doors are supposed to be closed. Thus they could be wandering around outside after 10pm, after 10 hours of drinking, with all the attendant noise disturbing local residents, and of course every time the doors are opened to let people in or out noise will escape from the barn.

The barn lies lower than the homes which surround the site and sound travels upwards so this would accentuate the effect of the noise and therefore the disturbance to local residents.

## Public nuisance and public safety

The site is situated in the heart of a small, rural, tranquil village with narrow roads, many of which have no footway. Many stretches of the road through the village are only wide enough for one motor vehicle at a time. There is rarely any through traffic travelling through the village and so at weekends people, 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 villagers, including children, 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. If drivers have consumed any alcohol, even within legal limits, there could be major problems on the narrow road, with poor visibility and parked vehicles.

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).**"

#### **Public safety and the protection of children from harm**

As previously mentioned, a well-used public footpath crosses directly in front of the proposed venue, parallel to its driveway. At its closest it is less than 50m from the barn. This footpath is a popular walking route for the 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.

The public footpath leaves the farm land right next to the entrance 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. The owner states that the gates to the venue would be kept closed when an event was in progress. However there is nothing to stop people attending an event at Awberry Farm from wandering away from the Barn, taking the public footpath and walking across to the rec. The risk also 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, and I certainly would not feel it safe to let children and young people go to the recreation ground on their own.

The footpath is also a popular route for many unaccompanied groups of teenagers from local schools doing their Duke of Edinburgh Award camping weekends. It is not unusual to encounter half a dozen such groups, of 5 or 6 youngsters, 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. On the grounds of safeguarding, particularly of children and young people, and protecting them from harm I do not see how a license can be granted.

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

PLEASE DO NOT PUBLISH MY NAME OR ADDRESS - THANKYOU

Name (Redacted)

(Redacted), Beenham, RG7 (Redacted)





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## 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](mailto:licensing@westberks.gov.uk)

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

Address. (Redacted), Beenham,  
.....

Postcode...RG7 (Redacted) Telephone Number (Redacted) .....

Email address  
(Redacted)@btinternet.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...22873.....

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 only 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 that guests at any events venue will adhere to the restraints put in place, and show consideration to the many 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, I am very doubtful that this can be controlled even with the best intentions,

We and many others will be greatly affected if this license is granted, and strongly urge you to reject it on the objectives stated above,

Signed: Redacted

.....

Date: 7<sup>th</sup> November 2023

.....

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

**From:** Belinda Matthewman  
**Sent:** Wednesday, November 8, 2023 1:04 PM  
**To:** Licensing <[licensing@westberks.gov.uk](mailto:licensing@westberks.gov.uk)>  
**Subject:** LA2003 Awberry Farm Ref 22873

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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**

Beenham is a quiet rural village in an AONB . The majority of residents who live here chose to because they don't want to live in a noisy busy environment like a town. We already have 2 establishments that sell alcohol and that is more than enough to meet the needs of this village. Awberry Farm sits in the heart of the village and is directly surrounded by a number of residences including our own. Access on the single road running through means that everyone in the village will be affected by the increase of traffic and its attendant noise. The consumption of alcohol by a large group of people will result in loud talking and shouting and car revving and door banging late at night throughout every summer weekend along with intrusive loud music which will be very hard to control, despite every good intention to do so. Regular events where 140 people are drinking all day long will impact on the peace, privacy and possibly security of the residents of Beenham.

Yours Faithfully  
Belinda and Bernard Matthewman.

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From: Russell Green  
Sent: Wednesday, November 8, 2023 1:40 PM  
To: Licensing <[licensing@westberks.gov.uk](mailto:licensing@westberks.gov.uk)>  
Subject: Fwd: License Application no. 22873

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  
Beenham  
RG7 5

From: Gill Green  
Sent: Wednesday, November 8, 2023 1:35 PM  
To: Licensing <[licensing@westberks.gov.uk](mailto:licensing@westberks.gov.uk)>  
Subject: Fwd: Re application LA22873

Dear Sir/Madam

Awberry Barn, Awberry Farm, Beenham

I am a resident of Beenham living (redacted) 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  
Beenham  
Reading  
Berks  
RG7 5

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## LICENSING ACT 2003

### Representations

Details of the representee:

Name Neil Jackson

Address (redacted)  
Beenham

Postcode RG7 5

Telephone Number (redacted)

Email address (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 22873

Name of Premises Awberry Fam Bam

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:

(redacted)

Date: 9<sup>th</sup> November 2023

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

(redacted),  
Beenham,  
Berks RG7 5

9<sup>th</sup> November 2023

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

Dear Sirs,

Re : New Premises Licence Application LA 22873 (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 : despite the application stating that the application site is surrounded by undeveloped agricultural land, Awberry Farm is in fact an integral part of the tranquil village of Beenham : it is not in open country. Indeed, there are some 40 or so domestic dwellings abutting the farm's fields, all within between about 100m and 300m or so of the application site. The site is also barely 50m from a public footpath across the fields, and the car park associated with planning permission 23/00376/FULMAJ, which is associated with this application, is only around 50m from the nearest property.

The applicant has acknowledged in the documents which supported 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 which he claimed would reduce the noise emanating from the venue to acceptable levels but 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 spill over from the premises which is the subject of this application into 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 also the requirement for the Protection of Children from Harm.

The council's AONB officer has previously 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.

I am also very concerned that the application fails to meet the Public Safety criteria. The road through Beenham through which users of the site must perforce use, there being no other access, is at points very narrow, being limited in places to about 2.5m in width. At the point where users will leave the application site there will always on Saturday evenings be parked cars which limit the carriageway to one-way working, and there is a pinch point some 200m to the east of that point which extends for about 100m where despite a passing point midway it is too narrow to allow HGVs and cars to pass each other even there. This situation isn't shown on OS maps, but would be obvious to anyone approaching the village from the A4, and I would ask you to do so in order to see for yourselves. In the events of an emergency arising on the site itself, or elsewhere in the village, during the mass egress from the site at the end of a wedding/major event, then emergency vehicles would inevitably be delayed, possibly with fatal outcomes.

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

- The applicant sought, and was granted, listed building consent to modify the barn 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 only acceptable if such works served a valid planning purpose (which is the case here). It follows that the main barn doors are now no longer required to be opened for any reason, so 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 but is solely for attendees at a wedding or major event, and I would urge you to restrict the hours so that excessive drinking of alcohol, particularly when children are on the premises or nearby, 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. Given the proximity of the public footpath, I would suggest that it might also fail the Public Safety requirement.
- There appears to be no need for an 'off' licence if, as the application implies, the application is only related to the use of the barn for a wedding/major events venue. Indeed, being only some 50m or so from a public footpath which is regularly used by children, and with the access to the site being immediately opposite the village's recreation ground on which children are accustomed to play unsupervised, it also fails to meet the licencing objective regarding Protection of Children from Harm. Even if you are minded to grant an alcohol licence for 'on' sales, I would urge you not to grant it for 'off' sales.
- I also note that the applicant has applied for a licence for Saturdays without limitation (ie, 52 days each year) rather than the 28 for which he has planning permission for a wedding/events venue. 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 actually being held in accordance with Condition 3 of Planning Application 23/00376/FULMAJ, and restrict alcohol sales to attendees at such weddings/events.

I would also respectfully draw your attention to the fact that no planning permission appears to exist for the bar area 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



(redacted),  
Beenham,  
Berks RG7 5

9th November 2023

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

Dear Sirs,

Re : New Premises Licence Application 22873. (Awberry Farm, Beenham)

I object to the above licence application which is effectively both a license to sell alcohol AND a license for music and dancing.

I am a resident of Beenham and my house will be directly affected by the failure to meet the licensing objectives of the Preservation of Public Nuisance and the Protection of Children from Harm

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 I am. That the proposed licence licence would also allow alcohol, music and dancing outside the barn.. Clearly my house and other neighbours, barely 250m across an open field from the venue, would hear unacceptable noise from guests 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.

Surely there is a also grave risk of harm to children by the extended right to consume alcohol, and dance as revelers spread along the public footpath within the curtilage of Awbery Farm from the entirety of the venue or even to the recreation ground?

Another aspect of the prevention of children from harm needing your consideration is 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.

If it transpires your committee are mindful to grant the licence I would respectfully request that a restriction be included to prevent alcohol sold being consumed outside the barn and no music-dancing and on no more than the 28 event-days . In my opinion this proposed licence could I fear seem to seek to circumvent the planning consent

To conclude, I would therefore respectfully urge you to reject this application.

Yours faithfully,

Elizabeth Bragg

**From:** Pat Owen  
**Sent:** Friday, November 10, 2023 3:53 PM  
**To:** Licensing <[licensing@westberks.gov.uk](mailto:licensing@westberks.gov.uk)>  
**Subject:** Application LA22873 - Awberry Barn, Awberry Farm, Beenham

---

Good afternoon

### **Objection to Licence Application number 22873**

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:

It is my strong belief that while the noise requirements could be implemented in the barn, in my experience on warm Summer's evening, 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 be 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  
(Redacted),  
Beenham

10<sup>th</sup> November 2023

Dear Sirs

**Re New Premises License Application 22873- 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**

There are approximately 40 residential properties within 250m of the licensed premises, the closest being less than 150m away. This is approximately 25% of the Beenham parish properties. Awberry Farm is located in the heart of the village of Beenham. It is not surrounded by acres of farmland as inferred in the application.

The use of Awberry Farm as a major events/wedding venue between the hours of 12.00 and 23.00 on a number of Saturdays will clearly be a potential for public nuisance in the form of noise arising from live and recorded music, people giving speeches, guest voices which will often be raised, vehicles arriving and leaving the site and light and anti-social behaviour (on site and potentially in Beenham village)

I do not believe that the noise mitigation measures are sufficient nor will the, predominantly young, staff at Awberry farm be able to impose them. There is no way that guests attending events are going to adhere to the clauses, signed onto, in the hiring contract. The fact that Mr Hopes lives on site also does not mean that any mitigation measures put in place to protect the villagers will also be adhered to. Mr Hopes is not going to want to upset the guests and jeopardise any future business. It is inevitable that considerable noise will be experienced by the residents of Beenham, especially those only metres from the site.

**Public Safety**

The application 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 the qualifications these people will have. I guess this will be the same young casual local employees that this venture was to provide employment for.

I am therefore concerned that a young, inexperienced workforce would lack the ability or authority to properly control any situation from escalating such as unacceptable noise levels from music or guests, ensuring guests leave the site at 10mph or less and preventing or controlling antisocial or abusive guests.

The Highways Officer reported that the sight lines for exciting driveway of Awberry farm were inadequate and that there was a 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. Surely this raises concerns about public safety to the residents of Beenham when the guests are arriving and departing.

Based on my concerns raised in this letter I hope you would agree that this application should be refused.

Yours sincerely (Redacted)

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**From:** James White  
**Sent:** Friday, October 20, 2023 5:52 PM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Support for New Premises Licence Application - Ref 22873 Awberry Farm Barn

Dear Licensing Team,

I am reaching out to unequivocally back the New Premises Licence application for Awberry Farm Barn, bearing the reference number 22873. As a resident of our village for over a decade, I've witnessed various initiatives and changes, and I firmly believe that this application is a step toward further enriching our community.

The management's commitment to mitigating crime and disorder is not just reassuring; it's a testament to their dedication to the community's fabric. Their proposed measures are robust and indicative of a venue that will not only operate within legal parameters but will also foster a sense of safety and order within the village.

Public safety, a matter even more pertinent in recent times, is a clear priority in this application. The strategies they intend to employ show a comprehensive approach to ensuring both patron and staff safety, reflecting the management's responsibility and foresight.

When it comes to preventing public nuisance, the plans reveal a considerate and proactive stance. Having lived here for over ten years, I appreciate this respect for our collective peace and the commitment to maintaining the village's serene atmosphere.

The sensitive matter of protecting children from harm is also adeptly addressed. The application not only demonstrates a willingness to enforce strict age verification but also shows a deep-seated commitment to providing a secure environment for visiting families.

My enduring residence here has instilled in me a profound trust in the decisions that shape our village, and it's from this place of trust that I fully support this application. I am confident that the proposal put forth by Awberry Farm Barn will responsibly and effectively promote the four licensing objectives, thereby contributing positively to our village's social and cultural scene.

Please accept this letter as an enthusiastic endorsement of Awberry Farm Barn's New Premises Licence application. I have full trust in the venue's capacity to uphold these objectives and support our village's continual development.

Thank you for taking the time to consider my perspective.

Sincerely,

James White  
MBA MSC CEng ChPP CMgr FAPM FCMI

(Redacted)  
Beenham  
RG7 5

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**From:** Ian Smithers  
**Sent:** Monday, October 30, 2023 9:14 PM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Awberry Farm Barn - 22873

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To whom it may concern  
From Ian Smithers  
(Redacted)  
Purley  
Reading  
RG8 8

I live close to Beenham and regularly perform live music together with my wife at the Village Pub - The Six Bells.

I supported the change of use to a wedding venue at Awberry Farm. I am also fully supportive of the New Premises Licence Application. I believe it will operate in a manner that will promote the four licensing objectives.

The key points to note are the comprehensive sound mitigation proposals, the tight operating procedures and the number of events permitted. It is clear from the Application, that all of these elements are to be covered by enforceable license conditions.'

Kind Regards  
Ian

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**From:** Claudia Komzak  
**Sent:** Friday, October 20, 2023 7:20 PM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Awberry Farm Barn - 22873

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Dear Sir/Madam,

I have lived in the Beenham Village for several years and am sending this email to confirm my support for the Premises Licence Application for Awberry Farm, reference **Awberry Farm Barn - 22873**. I am aware of the 4 licensing objectives that will be considered as part of this Application. I know the Applicant and believe that the venue operation will support the licencing objectives.

Kind regards,  
**Claudia Komzak**  
(Redacted)  
Beenham  
RG7 5

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**From:** Lesley Scutter  
**Sent:** Friday, October 20, 2023 7:30 PM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Awberry Farm

I would like to lend our support to Awberry Farms Application for an alcohol licence. Our daughter had her wedding reception barn dance there in 2017, trying to find a company to outfit and run the bar for the wedding was a huge problem. So much easier if it had all been available on site. The whole site at Awberry Farm has been very sympathetically upgraded and now is a very good prospect for future events.  
Yours Lesley Scutter

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**From:** Elizabeth White  
**Sent:** Friday, October 20, 2023 9:02 PM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Reference 22873 Awberry Farm Barn - Support for New Premises Licence Application

Hi Licensing Team,

I'm writing to express my support for the New Premises Licence application for Awberry Farm Barn, reference number 22873. I've called this village my home since I was 8 years old, and in that time, I've seen how decisions like these can truly enhance our community life.

The application's thorough approach to addressing crime and disorder speaks volumes about the management's commitment to our community. Their robust plans show a dedication to creating a safe and orderly environment, something that gives residents like me peace of mind.

Public safety, especially important in the world we live in today, is evidently a significant consideration in this application. The strategies outlined to protect both patrons and staff are a testament to the management's responsible nature and their plan in handling issues that matter to us villagers.

The application's proactive plans to prevent public nuisance also resonate with me. I've grown up appreciating the quality of our village, and it's positive to see measures being planned to preserve our village.

Additionally, the focus on protecting children from harm is key. The venue's plans to enforce strict age verification and ensure a safe environment for families align well with the village's communal values.

On a personal note, having studied beauty for three years, I'm hopeful that Awberry Farm Barn will bring employment opportunities that match my skills and passions. Venues like these aren't just businesses; they're potential hubs of opportunity and personal growth for young adults like me.

In conclusion, my years here have shown me the importance of community-focused decisions. I trust in the positive impact Awberry Farm Barn will have, and I fully support this application, believing it will meet the four licensing objectives responsibly and effectively. Please consider this letter a positive endorsement of the New Premises Licence application for Awberry Farm Barn. It's more than a venue to me; it's a promise of growth and vibrancy in our great village.

Thank you for considering my viewpoint.  
Elizabeth White

(Redacted)  
Beenham  
RG7 5

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**From:** marie  
**Sent:** Saturday, October 21, 2023 3:38 PM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Awberry farm barn -22873

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I have lived in the Beenham Village for 30 years and am sending this email to confirm my support for the Premises Licence Application for Awberry Farm, reference **Awberry Farm Barn - 22873**. I am aware of the 4 licensing objectives that will be considered as part of this Application. I know the Applicant and believe that the venue operation will support the licencing objectives.

Kind regards marie pierro

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From: Peter Machin  
Sent: Sunday, October 22, 2023 8:51 PM  
To: Licensing <licensing@westberks.gov.uk>  
Subject: Awberry Farm Barn 22873

As a Beenham resident and local business owner I would like to further my support for the Awberry farm change of use application and in particular the Premises License Application. I believe Nigel is very familiar with the prevention of public nuisance from his time at the helm of the Six Bells Pub where he has managed this aspect with careful consideration for local residents. I also believe that the number of events and guests being limited and the proposed sound proofing of the barn will help with the other bullet points, being The prevention of crime and disorder, public safety and The protection of children from harm.

Best regards,  
Pete Machin

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**From:** Peter Nordquist  
**Sent:** Monday, October 23, 2023 7:17 PM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Reference Awberry Farm Barn: 22873

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Dear Sir or Madam,

I am a Beenham resident of 21+ years and wish to support the Premises Licence Application (Reference Awberry Farm Barn: 22873). I do not believe that the venue or license will negatively impact the village, local community, or licensing objectives. The proprietors are themselves keen villagers who wish to support and enhance the village and have agreed acoustic fencing, barn insulation, limited venue hours, limited total number of events, and applied a noise limiter with ongoing noise monitoring to mitigate any concerns.

Thank you for your consideration,

Peter Nordquist  
(redacted)  
Beenham  
RG7 5

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**From:** Fenella Nordquist  
**Sent:** Monday, October 23, 2023 8:56 PM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Reference Awberry Farm Barn: 22873

Dear Sir or Madam,

I am a Beenham resident of 21+ years and wish to support the Premises Licence Application (Reference Awberry Farm Barn: 22873).

I do not believe that the venue or license will negatively impact the village, local community, or licensing objectives. The proprietors are themselves keen villagers who wish to support and enhance the village and have agreed acoustic fencing, barn insulation, limited venue hours, limited total number of events, and applied a noise limiter with ongoing noise monitoring to mitigate any concerns.

Kind regards

Fenella Nordquist  
(redacted)  
Beenham  
RG7 5

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From: tom whitter  
Sent: Friday, October 27, 2023 4:29 PM  
To: Licensing <licensing@westberks.gov.uk>  
Subject: Awberry Farm Barn 22873

Hello

I am writing in SUPPORT of the application for a drinks and dancing licence for the above property.

I am a close neighbour and am aware of all the hard work and the careful restrictions agreed upon regarding noise, lights and curfew times that made up part of original planning permission granted a few weeks ago.

The owner also owns our local pub and has proved himself a very capable and considerate landlord with very few if any incidents of noise or nuisance. Given that the wedding venue is a long way from properties I do not see how a regulated licence for alcohol, dancing and music ( with a limited volume level) will have any impact on neighbours. Also it was made clear during the planning process that the officer in charge of traffic for the council found no reason to support concerns about this being a nuisance either.

It would also seem perverse that planning can be granted for a wedding venue - but then not allow an alcohol or a dancing licence. It is also essential for the village and for local employment that this venture is supported and I am sure that any unforeseen minor issues arising from granting this permission will be dealt with swiftly and professionally by the owner. He is part of the village and does much to help the community and bring it together.

Yours  
Tom Whitter  
(Redacted)  
Clay Lane  
RG7 5

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**From:** tom whitter  
**Sent:** Tuesday, October 31, 2023 9:06 AM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Awberry Farm Barn 22873

I am writing to confirm my support for the Premises Licence Application for Awberry Farm, reference **Awberry Farm Barn - 22873**. I have lived in Beenham for many years and genuinely believe the owners of Awberry Farm will uphold the four licensing objectives set out by the Licensing Act 2003.

The extensive conditions set out as part of the Change of Use Planning Application illustrate a deep commitment to operating responsibly and safely. Key measures include downward lighting to minimise light pollution, with a view to mitigating

concerns regarding Light Pollution i.e Public Nuisance. The extensive insulation of the barn, together with the Noise Management Plan seeks to mitigate any concerns regarding Noise i.e. the prevention of Public Nuisance.

In addition, the provision of onsite parking for all guests and staff seeks to reduce the impact of cars and parking on the local community i.e. upholding Public Safety concerns.

Regards

Tom Whitter

**From:** Lucy Mackinnon  
**Sent:** Monday, October 30, 2023 5:32 PM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Awberry Farm Barn - 22873

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Good Evening,

I am writing you this email about Nigel Hopes Application for for a license at Awberry Farm Barn.

I am a local Beenham resident and met Nigel, the Applicant, shortly after his involvement at The Six Bells pub. He has subsequently moved to Awberry Farm with his wife Una who I also know.

It is pleasing to see their investment in The Six Bells and commitment to its future. They have adopted a professional and responsible approach to that community asset. As a local resident I do not believe that this New Premises Licence, if granted, would impact negatively on the local community or undermine the licensing objectives.

As noted Nigel and Una have now made Beenham their home. I am comforted, that as members of the local community, they will seek to operate the proposed new venture in a manner that will support the four licensing objectives. The nature of the premises, to be used for weddings, together with the comprehensive licence conditions proposed, does not suggest that the four licensing objectives will be compromised.

I supported the Planning Application at Awberry Farm. I also firmly support this Application and would welcome its approval.

Thanks very much,

**Lucy Mackinnon**

Freelance Live Audio Engineer  
(Redacted)  
Beenham Hill,  
Beenham,  
Reading,  
Berkshire  
RG7 5

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From: Simon Marshall - Phase Fabrications  
Sent: Monday, October 30, 2023 5:40 PM  
To: Licensing <licensing@westberks.gov.uk>  
Subject: Awberry Farm Barn - 22873

To Whom It May Concern,

I have lived in Beenham for 4 years. It is a shame that a Village that once boasted several pubs a shop and a post office has seen all close other than The Six Bells. I supported the proposed wedding venue at Awberry Farm as I do for this New Licence Application.

I know the Applicant and have assisted with some of the works at the Farm. The Applicant and his wife both have professional/responsible backgrounds and their approach to this new venture suggests that its operation will support the four licensing objectives.

It is important to note that they live on site and will be highly motivated to ensure 'the prevention of public nuisance and safety'.

An added benefit of this venture is that it will help make The Six Bells pub, a valuable community asset, viable.

I am aware of considerable support from fellow Villagers and we should encourage such new ventures that will support our Village economy whilst operating under closely controlled licence conditions.

I urge you to approve this Application.

Yours Sincerely,

Simon Marshall

(redacted),  
Beenham Hill,  
Beenham,  
Reading,  
Berkshire  
RG7 5

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**From:** nat fenech  
**Sent:** Monday, October 30, 2023 9:18 PM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Re: Awberry Farm Barn - 22873

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I am a Beenham resident and I am writing in support of the 'Premises Licence Application' for Awberry Farm, reference **Awberry Farm Barn - 22873**.

I believe the owners of Awberry Farm will support and uphold all licensing objectives.

The comprehensive operating schedule provided alongside this application highlights many enforceable conditions which I am certain will all be implemented by the owners as soon as permission is granted. It is of course in their best interest to make this work for themselves and the residents of Beenham. An example is the sound proofing measures which will be implemented alongside the Noise Management Plan which demonstrated their commitment to operating responsibly and addressing concerns around public nuisance, specifically noise reduction. There are several other conditions included in this application which also show commitment to operating responsibly and safely, and address Public Safety concerns.

I therefore in support of the 'Premises Licence Application'.

Kind regards

Natalie Fenech and Chris Beadsmoore  
(redacted),  
Clay Lane,  
Beenham,  
Reading,  
RG75

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**From:** Christina Dudley  
**Sent:** Monday, October 30, 2023 8:46 PM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Awberry Farm Barn - 22873

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Dear licensing West Berkshire

Ref: Awberry Farm Barn - 22873

I have lived in Beenham for 4 years and 9 months. I am writing to you to confirm my support for the Premises Licence Application for Awberry Farm, reference **Awberry Farm Barn - 22873**.

It is my opinion that the owners of Awberry Farm will support and uphold the four licensing objectives; The prevention of crime and disorder, Public safety, The prevention of public nuisance and The protection of children from harm.

The comprehensive operating schedule provided with the Application highlights many enforceable conditions, such as the noise limiter together with noise monitoring which will specifically mitigate any concerns around public nuisance. In addition, the Awberry Farm Barn is unlikely to give rise to issues around public safety, as there are limitation on the number of guests in attendance as well as hours of operation. I also believe that the owners will make sure that all children will be protected from harm.

Yours sincerely

Mrs Christina Dudley  
(redacted)  
Beenham  
RG7 5

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**From:** Andrew Lawrence  
**Sent:** Tuesday, October 31, 2023 11:47 AM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Licence application 22873.

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Hi

I am writing with regard to licence application 22873.

I live in Beenham, across the field from Awberry Farm Barn, the premises concerned.

I have been following the application to use the premises for weddings with great interest.

I have no concerns about the licensing application and believe it should be granted. It is a safe rural environment, and I know the licensees to be experienced and responsible people. I can see no concerns regarding noise, safety or public license, or any disorder/crimes.

Regards

Andrew and Sala Lawrence  
(redacted)  
Beenham  
Berkshire  
RG5 5

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**From:** randjvile  
**Sent:** Tuesday, October 31, 2023 9:51 AM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** New Premises Licence Application - Awberry Farm Barn - 22873

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Attn: Licensing Department,

Sirs,

We are both local Beenham residents and would like to register our support of the New Premises Licence Application, reference **Awberry Farm Barn - 22873** in our village Beenham.

We believe Awberry Farm will operate in a manner that will promote the four licensing objectives.

One of the key points to note are the comprehensive sound mitigation proposals (the sound proofing of the barn), the tight operating procedures and the number of events permitted i.e 28 per year. We believe that all of these elements will mitigate any concerns the council will have regarding Public Nuisance and Public Safety.

Regards

Jeff Vile & Rosemary Brown  
(redacted)  
Beenham  
Berkshire  
RG7 5

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**From:** Hannah Redgrave  
**Sent:** Tuesday, October 31, 2023 9:33 PM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Support for Awberry Farm Barn - 22873 licencing

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Hello,

I am a Beenham resident, having lived here for a few years at (redacted), Beenham, Reading, RG7 5.

I am sending you this email to confirm my support for the Premises Licence Application for Awberry Farm, reference **Awberry Farm Barn - 22873**.

I believe the owners of Awberry Farm will support and uphold the four licensing objectives.

The comprehensive operating schedule provided alongside the Application highlights many enforceable conditions. For example the extensive sound proofing measures to be put in place together with the noise limiters and the Noise Management Plan shows a commitment to operating responsibly and at the same time addressing concerns around public nuisance, specifically noise reduction. Also, there are several other Conditions included in this Application following discussions with TVP (Traffic) and the council's Environmental Health Officer, which also show commitment to operating responsibly and safely, upholding any Public Safety concerns.

Kind regards

Hannah Redgrave

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**From:** Ariana Roscoe  
**Sent:** Wednesday, November 1, 2023 8:02 PM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Awberry Farm Barn - 22873.

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Dear Sir/Madam

I've lived in Beenham for the past year and work locally in Tilehurst. I am in strong support of the New Premises Licence Application, reference **Awberry Farm Barn - 22873**. I believe the owners of Awberry farm will operate the wedding business with high integrity and will operate in a way that will support the four licencing objectives, which include

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

In addition, the extensive list of conditions such as the insulation of the barn will reduce noise i.e. the prevention of public nuisance. The limited number of events (28 per year) and limited number of guests (120) will help prevent crime and disorder. The planned new car park will keep guests from parking on the street and be better for Public Safety, as well as protecting children from harm.

Ariana Roscoe  
(redacted)  
Beenham  
RG7 5

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(redacted)  
Bourne Lane  
Beenham  
Reading  
RG7 5

2<sup>nd</sup> November 2023

**Licence application Awberry Farm Barn Ref 22873**

I've lived in Beenham since April 1994; our house backs on to Awberry Farm's land.

**I am writing to express my support for the application.**

I believe the applicant has taken reasonable steps to engage the community and has listened carefully to those who have opposed the proposals to use the barn as an events venue. I have been pleased to see the applicant has made significant modifications to accommodate those objections; as an example, the significant measures around noise management through noise insulation and noise management (eg hours of operation) and a commitment around minimising light pollution.

The applicant has also reiterated his commitment to providing employment opportunities for local young people. Whilst some objectors will dismiss the value that part time work in hospitality offers, the skills acquired in those roles serve young people well as they develop their careers further.

I have confidence the applicant will be committed to minimising disturbance to neighbours in all forms; the conditions attached to the successful application for a change of use of the barn limit the number of days the barn can be used as an events/wedding venue as well as the hours of operation on each day the venue is in use, and as the applicant lives in the farmhouse next to the venue, he will be on site and present at each event.

I do not believe that granting a licence will generate any material risk to the public or those attending it. The type of events proposed at Awberry Farm Barn have been held there on occasion by the previous owner of the farm. I cannot think of an occasion where harm has been caused or there was reason for complaint.

As with any change, those who object are likely to flag those objections more than those who are either supporter of the change, or are neutral to it. As a point of fact, the planning application for change of use of the barn attracted almost as many supporters as objectors. That application generated 60 named supporters and 62 named objectors.

This application has the potential to bring something exciting and new to Beenham. The proposed venue is very different in nature (facilities, scale, and I expect pricing) to the Village Hall, local club, and the community room shared with the school. I don't see the proposed venue competing with or putting those facilities at risk.

In my view, whilst there are some who will object to any application of this kind, granting a licence for the Barn thus supporting the applicants plan to invest in the village would be good for the local community as a whole.

Nigel Toon

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From: Theresa Callaghan  
Sent: Thursday, November 2, 2023 1:16 PM  
To: Licensing <licensing@westberks.gov.uk>  
Subject: Fwd: Awberry Farm Barn - 22873

Dear Sir/ Madam,

My family live in Beenham, so I visit the village regularly, enjoying local walks and the village pub The Six Bells. I am writing to say that I support the New Premises Licence Application, reference Awberry Farm Barn - 22873. I believe Awberry Farm will operate in a manner that will promote the four licensing objectives, which are (a) the prevention of crime and disorder (b) Public Safety (c) the Prevention of Public nuisance and (d) the Protection of children from harm.

Theresa Callaghan  
My Address,

(redacted),  
Charvil  
Berkshire  
RG10 9

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**From:** Alan & Mél Wilkes  
**Sent:** Thursday, November 2, 2023 4:20 PM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Awberry Farm Barn - 22873

We are local Beenham residents, having lived here for over 20 years. We are writing to confirm our support for the Premises Licence Application for Awberry Farm, reference **Awberry Farm Barn - 22873**. We do not believe that a Premises licence, if granted would undermine any of the four licensing objectives.

The limited hours and wedding events per year together with the barn insulation and the noise limiter with ongoing noise monitoring will mitigate any concerns around public nuisance. We also do not believe that the public would come to any harm as the Farm is located well out of the way of the main thoroughfare and residents use the footpath across the recreation ground.

Alan and Melanie Wilkes

(redacted)  
Clay Lane  
Beenham  
Reading  
BERKS  
RG7 5

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**From:** agosman  
**Sent:** Sunday, November 5, 2023 4:33 PM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Premises licence- Awberry farm barn 22873

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As the grounds person looking after the public access path and green areas around Awberry farm. Walking in the area and visiting the 6 Bells public house. I wish to submit my support towards the new premises licence application, REF Awberry Farm Barn 22873.

Visiting Awberry farm frequently each week, the work I do helps offset my pension and hope for additional hours if events go ahead.

MR & Mrs Hopes are aware local feeling is that their will be adverse effects from the licence. To alay these concerns they wish to use my military service of 10 years and other work experiences to assist in the safe running of events, covering 1) Public safety (all ages)

- 2) prevention of crime
- 3) area security
- 4) noise control
- 5) health and safety.

Mr & Mrs Hopes are respectful of their neighbours and have no wish to cause problems, patrolling the margins close to homes with noise monitoring equipment and providing security and crime prevention will be an important role to ensure no adverse effects. Also paramount will be public safety, health and safety.

As a final point, Mr & Mrs Hopes live very close to the events location and any noise spill will affect them in a greater way if any problems occur.

Submitted by A.R.Gosman,  
(redacted),  
Charvil,  
RG10 9  
Berkshire

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**From:** Val Hartley  
**Sent:** Monday, November 6, 2023 2:24 PM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Awberry Farm Barn - 22873

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Good afternoon.

I live in Beenham village and I am in favour of the licence application for Awberry Barn Farm - application reference 22873.

I believe that the licensing objectives will be met, as were the specified conditions when the 'Change of use' application was granted previously.

The owners of Awberry Farm Barn run the Six Bells pub in a fully responsible manner. I see no reason to doubt that they will have the same high standard at Awberry Farm.

Kind regards

Valerie Hartley  
(redacted)  
Beenham  
RG7 5

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**From:** chris beadsmoore  
**Sent:** Tuesday, November 7, 2023 7:10 AM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Awberry Farm Barn - 22873

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Dear Madam/Sir

I am a Beenham resident, having lived here for a number of years.

I am writing to confirm my support for the Premises Licence Application for Awberry Farm, reference **Awberry Farm Barn - 22873**.

I know the owners of Awberry Farm and believe that they will support and uphold all four licensing objectives.

They have taken the objections raised very seriously and have put in place a comprehensive plan. In particular, they have a planned extensive extensive sound proofing measures addressing concerns around public nuisance, specifically noise reduction.

Kind regards,

Chris Beadsmoore  
(redacted)  
Clay Lane  
Beenham  
Reading  
RG7 5

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**From:** ray northway.  
**Sent:** Thursday, November 9, 2023 4:48 PM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Awberry Farm reference 22873

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Dear Sir/Madam

Can you please add my support to the application above, which is for a premises licence to enable Awberry Farm Barn -22873 to function as a wedding venue able to sell alcohol.

I believe that for this venue and for its future viability, it is essential to have the means to be able to serve guests alcohol. I do not think by doing so will have a negative impact on the village and surrounding area. The owners are familiar with the running of a public house and B and B they also own next to this site and are perfectly capable of preventing any possible form of nuisance along with ensuring at all times the safety and welfare of all guests and neighbours alike.

I believe that the owners of Awberry Farm will ensure that all the conditions attached to this licence will be strictly adhered to and they will uphold all licencing objectives. The premises is therefore unlikely to give rise to any issues regarding crime of any kind and public safety etc. The application already has many enforceable conditions attached to it relating to noise etc, and the noise limiter along with noise monitoring should significantly mitigate any concerns around public nuisance.

I confirm that I am a Beenham resident and have been since 1998.

Regards

Ray Northway  
(redacted),  
Webbs Lane,  
Beenham.  
RG7 5

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**From:** luke woods  
**Sent:** Thursday, November 9, 2023 9:39 PM  
**To:** Licensing <Licensing@westberks.gov.uk>  
**Subject:** Awberry farm Barn 22873

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Dear Licensing Committee,

I am writing in to you to be in support of the Premise license at Awberry farm Wedding venue. I myself am a Personal license holder with Wokingham Council therefore understand the stringent rules around the sale of alcohol. Having spent a few years living at and owning the village pub in Beenham, I myself was the Designated premise supervisor for the pub.

The license is there to help with public safety so that excessive drinking doesn't happen, given the formal license would mean reasonable drinking would be allowed only in a safe manner. The venue already has an extremely tough task of complying with the conditions for the change of use on the barn so are clearly committed to running a professional licensed venue.

Yours sincerely

Luke Woods  
(redacted)  
Bearwood road  
Sindlesham  
Wokingham  
Berkshire  
RG41 5

Previously The six bells, The green  
Beenham  
Reading  
RG7 5NX .

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**From:** Gaila Adair  
**Sent:** Friday, November 10, 2023 2:41 PM  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Ref Awberry Farm Barn-22873

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

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I am writing in support of the proposed wedding venue at Awberry Farm Beenham and the Licensing Application ref: 22873.

I have known the owners for over 20 years professionally and personally, and have full confidence in their compliance of the four licencing objectives.

They feel a responsibility towards the community to make this a viable, positive concern and have completed rigorous research with their Noise Management Plan, incorporating the proposal of new sound proofing, ventilation and air conditioning so that the venue will be a feasible and sustainable proposition and allay any concerns that neighbours or the local community may have about possible Public Nuisance.

Yours sincerely,  
Gaila Adair BA Hons Msc  
(redacted)  
Brimpton Common,  
RG7 4

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**From:** Jodie Wilson  
**Sent:** Thursday, October 26, 2023 1:33 PM  
**To:** Licensing <Licensing@westberks.gov.uk>  
**Cc:** dcraig and Nigel D Hopes  
**Subject:** RE: Application for Premises Licence - Awberry Barn

Good afternoon,

I have considered the application for the premises licence at Awberry Farm against the licensing objective "Prevention of Public Nuisance" on behalf of the Environmental Quality Team

The Applicant has agreed to alternative wording to their suggested condition 16 to now read:

**"The level of noise emitted from amplified music associated with the use hereby permitted shall not exceed 35dB LAeq,15min as measured at the boundary with any off-site residential dwelling."**

Please see email chain below for related correspondence on this.

With the amended condition wording and operating in compliance with their proposed conditions, public nuisance should not occur and I have **no objections** to the proposed premises licence.

Kind regards,

**Jodie Wilson**  
**Environmental Health Officer – Environmental Quality**

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**From:** Duncan Craig  
**Sent:** Thursday, October 26, 2023 12:47 PM  
**To:** Jodie Wilson  
**Cc:** Nigel D Hopes Licensing <[Licensing@westberks.gov.uk](mailto:Licensing@westberks.gov.uk)>  
**Subject:** RE: Application for Premises Licence - Awberry Barn

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Hello Jodie

Further to your email of yesterday, this is amendment agreed by the applicant.

I have copied licensing into this email in order they are aware of the amended, agreed wording of that condition and that you will therefore not be making any representation upon this application.

Many thanks.

Kind regards,  
Duncan Craig  
Barrister

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