

Summary of Licensing Sub-Committee Decision taken on 13 April 2026

Part I

Application No. 29442 - Benham Park House, Speen, Newbury, West Berkshire, RG20 8LU (Item 2(1))

NOTICE OF DECISION

The Licensing Sub-Committee of West Berkshire Council (the “**Panel**”) met on 13 April 2026 and considered the application for a Premise License in respect of premises known as Benham Park House, Speen, Newbury, West Berkshire, RG20 8LU (the “**Premises**”) submitted by Benham Park Enterprises Ltd on 16 February 2026.

In coming to their decision, the Panel had regard to the four licensing objectives, which are:

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

The Panel also considered the Department of Culture, Media and Sport Guidance on the Licensing Act 2003 and West Berkshire Council’s licensing policy.

The Panel heard representations made by:

1. The Applicant and supporters: Mark Scholfield, Guy Rodger, Anthony Becher, (represented by Rob Sutherland)
2. The Objectors: Nicholas Cottam, Sarah Cottam, Angie Vokins, Paul Mason, Steve Stillman Hurst, Olivia Allin, Matthew Allin, Alison Power, Ed Austin, Jane Ward, Julie Wetherell, Peter Wetherell, Anthony Ward, Alice Stillman-Hurst, and Ben Morton (online) (represented by Marcus Lavell and supported by David Nevitt)
3. The Responsible Licensing Authority: Mark Groves (Lead Licensing Officer)
4. Environmental Health: Jodie Wilson (Environmental Health Officer)
5. Ward Member: Councillor Antony Amirtharaj

The Panel also considered the representations of the following who did not attend or speak:

- Cal Austin
- Leah Berry

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- Gill Butter
- James Ingestre
- Florence Morton
- Ella and Bo Wetherell
- Councillor Martha Vickers (Ward Member)
- Janet Coleman
- Helena Jordan
- Sarah and David Ross
- T J Vokins

Having taken those representations into account, the Panel **RESOLVED** that the application be approved with immediate effect, with the conditions proposed below (the “**Proposed Conditions**”).

The Panel also gave the reasons for their decision, which are highlighted below and set after each Condition:

1. Condition:

That the operating schedule be as follows:

Activity	Hours Applied For
Sale by Retail of Alcohol	Monday to Sunday 10:00 to 23:59
Live Music	Monday to Sunday 10:00 to 23:59
Recorded Music	Monday to Sunday 10:00 to 23:59
Plays etc.	Monday to Sunday 10:00 to 23:59
Late Night Refreshment	Monday to Sunday 23:00 to 23:59

Reason:

This condition would limit the licensable activity in order to best promote the Licensing Objectives whilst being proportionate and reasonable.

2. Condition:

The premises shall be operated solely as an exclusive-use, pre-booked, invitation-only venue. There shall be no ticketed events, no events advertised to the general public, no festivals, and no walk-in trade.

Reason:

This condition would limit the type of events able to be put on, best promoting the Licensing Objectives whilst being proportionate and reasonable.

3. Condition:

The maximum number of persons on the premises at any one time for licensable activities shall not exceed 250, excluding staff, contractors, and performers.

Reason:

This condition would put an upper limit on the number of guest able to attend a licensable event, best promoting the Licensing Objectives whilst being proportionate and reasonable.

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4. Condition:

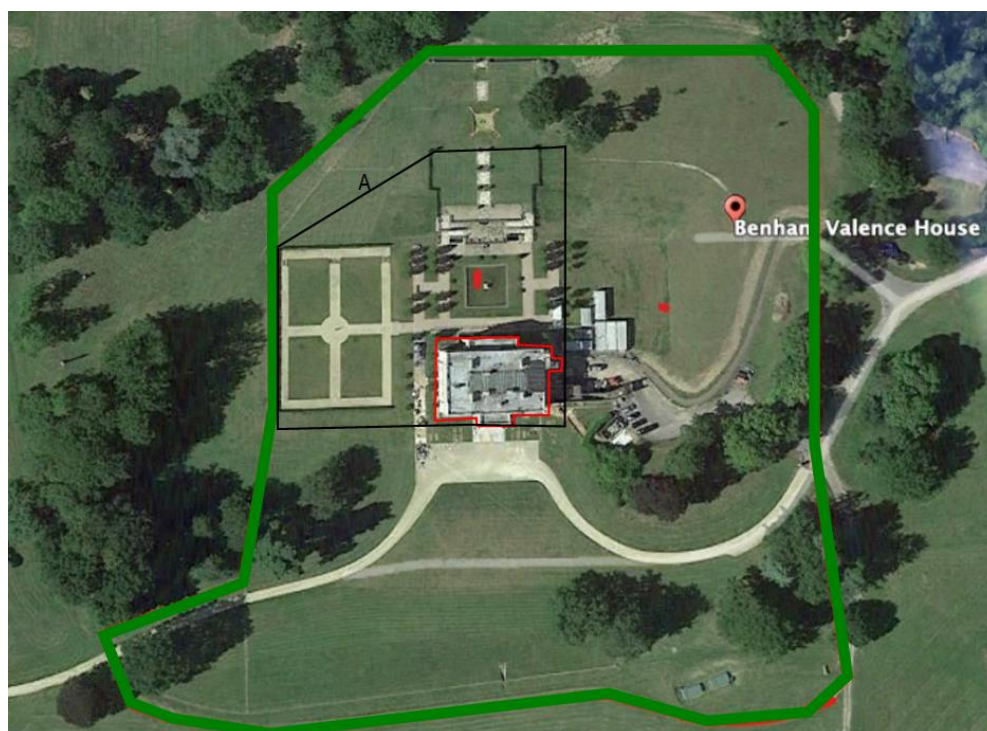
That the licensable event days will be limited to no more than twenty days in the first year of operation, and a maximum of thirty-five days in subsequent years.

Reason:

This condition would put an upper limit to the number of events able to be held in a year, reducing the potential noise disruption across a broad period, best promoting the Licensing Objectives whilst being proportionate and reasonable.

5. Condition:

That the site map be as follows:



Key:

Green Line – Previously proposed area of licensable activity

Red Line – Licensable activity may only take place in the area within this line

Roof Terrace – No licensable activity may take place on the terrace, but alcohol may be consumed

Slope A – No consumption of alcohol may take place on this slope

Black Line – Alcohol may only be consumed in the area within this line

Reason:

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This condition defines the areas of licensable activity permitted, specifying how close to the neighbouring properties the activities may occur and thereby best promoting the Licensing Objectives whilst being proportionate and reasonable.

6. Condition:

That regulated entertainment can only commence after a noise limiter has been set and as per the proposed Noise Management Plan.

Reason:

This condition stipulates that regulated entertainment can only be put on in the agreed area after a noise limiter has been installed and if it confirms with the Noise Management Plan. This allows for the licensable activity to be controlled from the outset, best promoting the Licensing Objectives whilst being proportionate and reasonable.

7. Condition:

That during every event involving regulated entertainment, the Designated Premises Supervisor (DPS), or a nominated deputy, shall be on site and contactable at all times by way of a Mobile Telephone number and that this number be provided to all residential properties identified as noise-sensitive receptors in the approved Acoustic Management Plan.

These identified residential properties should be notified as soon as practicable upon the change of that number and any complaint shall be logged with the time received, the nature of the complaint, the action taken, and the outcome. The log shall be retained for at least 12 months and produced to an authorised officer of the Licensing Authority on request.

Reason:

This condition enables any effected local resident to contact the DPS to highlight potential issues around public nuisance, thereby best promoting the Licensing Objectives whilst being proportionate and reasonable.

8. Condition:

Deliveries, collections, set-up, breakdown and waste removal audible at the site boundary shall take place only between 08:00 and 20:00 Monday to Sunday.

Reason:

This condition limits the amount of time that licensable activity related noise and disturbance could be generated, thereby best promoting the Licensing Objectives whilst being proportionate and reasonable.

9. Condition:

That a CCTV system will be installed and maintained throughout key area of the venue, including entrances, exists, and event spaces.

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This footage will be securely stored for a minimum of 31 days and made available to the Licensing Authority or Thames Valley Police or any other lawful authority upon request. CCTV will operate during all events and at all times when the premises are open.

Reason:

This condition promotion of the prevention of crime and disorder, public safety, and the prevention of public nuisance whilst being proportionate and reasonable.

10. Condition:

For any event with more than 80 guests, or any event ending after 20:00 hours, there shall be a minimum of 2 SIA-licensed door supervisors on duty from one hour before guest arrival until 30 minutes after the site has been cleared. Higher numbers shall be deployed where the event-specific risk assessment requires. A door supervisor register and incident log shall be maintained and will be available to the Licensing Authority upon request.

Reason:

This condition ensures proper staffing for large events, best promoting the Licensing Objectives whilst being proportionate and reasonable.

11. Condition:

That fencing will be installed between the manor house, lake, and adjoining residential curtilage before the first licensable event takes place and that two life buoys will be positioned by the lake.

Reason:

This condition would clearly demarcate the site area and helps to prevent undue disturbances for the surrounding residential properties, best promoting the Licensing Objectives whilst being proportionate and reasonable.

12. Condition:

All external lighting shall be positioned, baffled and operated so as not to cause unreasonable light intrusion to nearby dwellings.

Reason:

This condition ensures that the lighting used during licensable events does not cause unreasonable public nuisance, therefore best promoting the Licensing Objectives whilst being proportionate and reasonable.

13. Condition:

That fireworks, pyrotechnics, bird releases, Chinese lanterns, drones, and helium or air-filled balloons are not permitted to be used during the licensable activity.

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Reason:

This condition would put restrictions on the potential public nuisance caused by the event, minimizing its impact on the surrounding residential properties, and therefore best promoting the Licensing Objectives whilst being proportionate and reasonable.

14. Condition:

That no off-sales of alcohol, save for sealed alcohol supplied to bona fide overnight residents for consumption within their accommodation. There shall be no takeaway sales of alcohol to departing guests.

Reason:

This condition would put limits around off sales to only overnight residents for personal consumption, thereby limiting the potential public nuisance, promoting the Licensing Objectives, whilst also being proportionate and reasonable.

15. Condition:

That a risk assessment will be undertaken for each event, addressing fire safety, capacity, fire precautions, crowd management, and security arrangements.

Reason:

This condition would ensure that the proper safety measures are put in place in advance of any event, best promoting the Licensing Objectives, whilst also being proportionate and reasonable.

16. Condition:

That a detailed Event Management Plan (EMP) will be produced, and reviewed and updated as necessary, covering safety procedures, traffic management, waste disposal and communication protocols.

Reason:

This condition requires a EMP to be produced and reviewed as necessary in order to ensure that the events are conducted in a way so as to promote public safety and prevent public nuisance, whilst also being proportionate and reasonable.

17. Condition:

That qualified first aiders will be present during all events and first aid kits and defibrillators will be available at designated points. All incidents requiring medical attention will be logged and reviewed as part of post-event reporting.

Reason:

This condition requires the provision of first aid facilities and trained first aiders at licensable events. This would best promote the Licensing Objectives, whilst also being proportionate and reasonable.

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18. Condition:

That guest departure schedules will be coordinated to prevent congestion or noise at the main gate, and that staff will oversee guest dispersal and taxi collection points.

Vehicle access will be limited to designated estate routes and controlled by event marshals. On-site parking will accommodate all guest and supplier vehicles, prevent on-road parking and obstructions to public highways.

Signage and lighting will be managed to ensure safety without causing excessive light pollution.

Reason:

This condition controls the event related traffic, parking, entrance and dispersal in a way as to best promote the Licensing Objectives, whilst also being proportionate and reasonable.

19. Condition:

That after the first 10 events, the applicant will host a stakeholder meeting with the residents of the surrounding residential properties to assess the impact of these events on the residents and the effectiveness of the conditions in promoting the Licensing Objectives.

Reason:

This condition ensures that conditions relating to the promotion of the prevention of public nuisance are being complied with, and so it best promotes the Licensing Objectives, whilst also being proportionate and reasonable.

INFORMATIVE:

- That guests be made aware of the bee hives on part of the roof terrace.

Councillor Paul Dick	(Chairman)
Councillor Billy Drummond	
Councillor Clive Taylor	
Date: 14 April 2026	

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