

Notice of Meeting



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Licensing Hearing

**Thursday 3 September 2026 at
10.45am**

**in Council Chamber, Market Street,
Newbury**

Link to the Livestream - [Licensing Hearing \(Sub-Committee\) - 3 September 2026](#)

Members Interests

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

Date of despatch of Agenda: Tuesday 25 August 2026

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 Thomas Radbourne (Democratic Services Officer).via email Thomas.Radbourne1@Westberks.gov.uk

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



WestBerkshire
C O U N C I L

To: Councillors Paul Dick (Chairman), Phil Barnett, and Stephanie Steevenson
Substitute: Councillor Billy Drummond

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. 30014 - Croft Hall, The Croft, Hungerford, West Berkshire, RG17 0HY

5 - 106

Proposal: Variation of the Premises Licence

Location: Croft Hall, The Croft, Hungerford, West Berkshire, RG17 0HY

Applicant: Trustees of the Croft Hall

Sarah Clarke.

Sarah Clarke
Executive Director - Resources

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

Licensing Sub-Committee Report

Croft Hall, The Croft, Hungerford, West Berkshire, RG17 0HY (Application Number 30014)

Type of Application:	Premise Licence Variation
Town Council:	Hungerford
Ward Members:	Councillor Dennis Benneyworth, Councillor Denise Gaines, Councillor Tony Vickers
Case Officer:	Mark Groves, Licensing Operations Manager
Portfolio Holder:	Councillor Tom McCann
Service Director:	Clare Lawrence

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 variation 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) Exclude from the licence any of the licensable activities to which the application relates.
- (c) Reject the application for a premises licence variation.

Members of the Licensing Sub-Committee are asked to decide 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 8 July 2026, an application was received by the Council on behalf of the Trustees of the Croft Hall for a variation to the current premises licence under the Licensing Act 2003 in respect of Croft Hall, The Croft, Hungerford, West Berkshire, RG17 0HY
- 3.2. The application was validated on 8 July 2026, and the consultation process began on 8 July 2026 and ran until midnight, 5 August 2026.
- 3.3. Members of the Licensing Sub-Committee are asked to determine the application as the Licensing Authority has received representations stating that the grant of this premise licence variation would undermine the prevention of public nuisance, public safety and the protection of children from harm.

- 3.4. The Licensing Authority may only consider aspects relevant to the application that have been raised in these representations.
- 3.5. 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 guidance issued under Section 182 of the Licensing Act 2003 and the four licensing objectives.
- 3.6. An authorisation is required in respect of any premises where it is intended to conduct one or more of the licensable activities, these being:
- (a) Sale of alcohol
 - (b) Supply of alcohol (in respect of a club)
 - (c) Regulated Entertainment
 - (d) Provision of Late-Night Refreshment

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

- 3.7. 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:

- (a) Prevention of crime and disorder
- (b) Prevention of public nuisance
- (c) Public Safety
- (d) 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.

- 3.8. 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. Summary of Application sought.

- 4.1. The Licensing Authority received an application on 8 July 2026 from the Trustees of the Croft Hall seeking a variation to the premises licence under the Licensing Act 2003 for Croft Hall. This application is recorded under reference 30014. A copy of the application is attached as **Appendix A** and the plan of the premises is attached as **Appendix B (RESTRICTED)**. There is no DPS at the premises as it has dis-applied this requirement and all supply of alcohol must be made or authorised by the management committee. Copy of current premise licence **Appendix C**
- 4.2. The application seeks a premises licence to permit the following licensable activities: -

The variation application seeks authorisation for the following activities:

- **Plays (indoors and outdoors):** 09:00 to 23:00 - Outdoor activities to cease at 21:30
- **Films (indoors):** 09:00 to 23:00
- **Indoor Sporting Events:** 09:00 to 23:00
- **Live Music (indoors and outdoors):** 09:00 to 23:00 - Outdoor activities to cease at 21:30
- **Recorded Music (indoors and outdoors):** 09:00 to 23:00 - Outdoor activities to cease at 21:30
- **Performance of Dance (indoors and outdoors):** 09:00 to 23:00 - Outdoor activities to cease at 21:30
- **Book and Poetry Readings:** 09:00 to 23:00
- **Late Night Refreshment:** 23:00 to 23:30
- **Supply of Alcohol:** 11:00 to 23:00

5. Background information

- 5.1. The Croft Hall stands on the site of the old Free Grammar School, (1635-1884), and was built thanks to the generosity of Sir William Pearce of Chilton Lodge.
- 5.2. The builder was J.H Wooldridge & Sons of the Wharf in Hungerford, and the building was originally known as Church House, which in addition to the main hall, housed accommodation for the curate and caretaker, together with a separate kitchen.
- 5.3. The name was changed in later years to “The Croft Hall”, when all the rooms were made available for public and business use: offices occupy the first floor, formerly the curate’s accommodation.
- 5.4. The Hall has been improved over the years with new theatre lighting and sound systems and also has an efficient air conditioning system.

More information can be found here:
<https://www.hungerfordvirtualmuseum.co.uk/?view=article&id=280&catid=8>

- 5.5. This application seeks to licence the venue for the sale of alcohol, late night refreshments, and regulated entertainment including live and recorded music and the provision of plays, films and dance.
- 5.6. From additional information provided by the applicant the events envisaged in the operation overview include weddings, private celebrations and community events.
- 5.7. The application states that all licenced activities is within the red line boundary shown on the submitted plan (**see Appendix B restricted**). The building capacity shall not exceed Number of persons on premises not to exceed: Dancing 140 persons, Seating (Restaurant Style) 70 persons composite of above 100 persons and closely Seated 160 persons
- 5.8. On site parking is provided for a small number of vehicles.
- 5.9. The application seeks to run licenced events between 9am and 23:00. The provision of outdoor amplified and live music will stop at 21:30 hrs. Indoor regulated entertainment and alcohol will cease by 23:00 hrs.
- 5.10 It is worthy of note that the Deregulation Act 2015 would allow the premises in some circumstances to operate until 23:00hrs outdoors which is past the 21:30hrs that has been proposed by the applicant and therefore would not require a licence.
- 5.11 There have been issues raised regarding the parking situation in the Croft which are understandably important to local residents, however, they do not generally fall within the scope of the four licensing objectives set out in the Licensing Act 2003. These issues are more related to Highways and Civil Enforcement with the means to report these issues to.

- <https://www.westberks.gov.uk/reportaproblem> and
- <https://westberks.highway-iams.uk/live/PBLC/PIP/?cg=Parking%20on%20the%20Highway>

Consultation

- 5.10. The 28-day consultation period ran from 8 July 2026 to 5 August 2026. Responsible Authorities were advised by email on the 8 July. Ward Members and Hungerford Town Council were advised by email on the 10 July 2026. The application has been advertised in accordance with the regulations, with the required blue notices being placed at the premises, which were checked by an officer from the Public Protection Partnership. An advertisement for this application was also placed in the Hungerford & Marlborough Adviser on the 23 July 2026.
- 5.11. A total of 16 representations were received from residents and the 16 valid representations are attached at **Appendices 1-16**. There was 1 late representation from the nursery which has not been considered but is available for members if required (the nursery was open when the consultation process commenced and for another 11 days until the end of term.)

6. Responsible Authority Responses Received/No Response

Fire Authority – No objection

The Chief Officer of Police Thames Valley – No objection

Environmental Health – None received

Environmental Health (Public Nuisance) – No objections

Planning Enforcement – None received

The Local Enforcement Agency for the Health and Safety at work etc. Act 1974 – None received

Trading Standards – no objections.

Children's Safeguarding Board – None received.

Public Health – None received

Home Office – None received.

The Licensing Authority – None received.

7. Summary of Relevant Representations

- 7.1. The representations received raise concerns that the granting of the licence would undermine the licensing objectives. The key issues raised include:
- 7.2. **Prevention of Public Nuisance**
- Noise from amplified music, outdoor events and guest activity
 - Late-night disturbance, particularly from dispersal of guests

7.3. **Public Safety**

- Potentially restricting access to emergency vehicles

7.4 **Protection of children from Harm.**

- Exposing children to the consumption of alcohol
- Exposing children to the effects of smoking and vaping

8. **Options**

- 8.1. The Home Office's Revised Guidance issued under [section 182](#) of the Licensing Act 2003 (February 2026) must be taken into account when determining this Application.
- 8.2. 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 variation of the premises licence should be granted or rejected. Members will need to give reasons for their decision.
- 8.3. 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.
- 8.4. If members are minded to include any additional conditions, they will need to be minded that they are relevant, proportionate and enforceable and provide their reasons for doing so in the decision notice.

Background Papers: Relevant Legislation

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

9. **Appendices**

Appendix A – Application
Appendix B – Plan (**Restricted**)
Appendix C – Current premise licence
Appendices 1 – 16 Representations from Objectors

Appendices 18-19 - Ward Member submissions

Appendix 20 – Representations from Responsible Authority (Environmental Health)

Person to Contact:

Officer - John Marriot

Email –

[licensing@westber](mailto:licensing@westberks.gov.uk)

[ks.gov.uk](mailto:licensing@westberks.gov.uk) Tel -

[01635 519184](tel:01635 519184)

Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Trustees of the Croft Hall

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number

014201

Part 1 – Premises Details

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

Croft Hall
The Croft

Post town

Hungerford

Postcode

RG17 0HY

Telephone number at premises (if any)

None

Non-domestic rateable value of premises

£9,300

Part 2 – Applicant details

Daytime contact
telephone number

E-mail address (optional)

Current postal address if
different from premises
address

As premises

Post town

Postcode

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible?

☒ Yes

☐
No

If not, from what date do you want the variation to take effect?

DD		MM		YYYY			

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1) ☐ Yes ☒ No

Please describe briefly the nature of the proposed variation (Please see guidance note 2)

There are three parts to the proposed variation:-

1. Extend the current licensing arrangements to cover the "Small Hall" shown on the revised floor plan (previously marked as "Play Group Hall" on the License). This area was previously solely used by the Children and Family Centre but is now used for a variety of public and private events and being smaller than the currently licensed Main Hall offers a more intimate space for smaller gatherings.
2. Removal of existing extra late night hours on New Year's Eve
3. Include the rear Garden area as shown on the revised floor plan. Uniquely in Hungerford, Croft Hall has a pleasant large garden area which would be an attractive additional element for some events taking place in either of the two indoor areas. Increasingly people wish to enjoy outside spaces as part of their events whether they are for children's parties or other events.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

NA

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment (Please see guidance note 3) **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

Plays Standard days and timings (please read guidance note 8)			Will the performance of a play take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	☐
				Outdoors	☐
				Both	☒
Day	Start	Finish	Please give further details here (please read guidance note 5) Outdoor plays licensed until 21:30		
Mon	09:00	23:00			
Tue	09:00	23:00	State any seasonal variations for performing plays (please read guidance note 6)		
Wed	09:00	23:00			
Thur	09:00	23:00	Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 7)		
Fri	09:00	23:00			
Sat	09:00	23:00			
Sun	09:00	23:00			

B

Films Standard days and timings (please read guidance note 8)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	☒
				Outdoors	☐
				Both	☐
Day	Start	Finish	Please give further details here (please read guidance note 5)		
Mon	09:00	23:00			
Tue	09:00	23:00			
			State any seasonal variations for the exhibition of films (please read guidance note 6)		
Wed	09:00	23:00			
Thur	09:00	23:00			
			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 (please read guidance note 7)		
Fri	09:00	23:00			
Sat	09:00	23:00			
Sun	09:00	23:00			

C

Indoor sporting events Standard days and timings (please read guidance note 8)			Please give further details (please read guidance note 5)
Day	Start	Finish	
Mon	09:00	23:00	
Tue	09:00	23:00	State any seasonal variations for indoor sporting events (please read guidance note 6)
Wed	09:00	23:00	
Thur	09:00	23:00	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 (please read guidance note 7)
Fri	09:00	23:00	
Sat	09:00	23:00	
Sun	09:00	23:00	

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	☐
				Outdoors	☐
				Both	☐
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 6)		
Thur					
Fri			<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> (please read guidance note 7)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 8)			Will the performance of live music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	☐
				Outdoors	☐
				Both	☒
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)		
Mon	09:00	23:00			
Tue	09:00	23:00			
			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 6)		
Wed	09:00	23:00			
Thur	09:00	23:00			
			<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> (please read guidance note 7) Outdoor music only licensed until 21:30		
Fri	09:00	23:00			
Sat	09:00	23:00			
Sun	09:00	23:00			

F

Recorded music Standard days and timings (please read guidance note 8)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	☐
				Outdoors	☐
				Both	☒
Day	Start	Finish	Please give further details here (please read guidance note 5)		
Mon	09:00	23:00			
Tue	09:00	23:00			
			State any seasonal variations for the playing of recorded music (please read guidance note 6)		
Wed	09:00	23:00			
Thur	09:00	23:00			
			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 (please read guidance note 7) Outdoor music only licensed until 21:30		
Fri	09:00	23:00			
Sat	09:00	23:00			
Sun	09:00	23:00			

G

Performances of dance Standard days and timings (please read guidance note 8)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	☐
				Outdoors	☐
Day	Start	Finish		Both	☒
Mon	09:00	23:00	<u>Please give further details here</u> (please read guidance note 5)		
Tue	09:00	23:00			
Wed	09:00	23:00	<u>State any seasonal variations for the performance of dance</u> (please read guidance note 6)		
Thur	09:00	23:00			
Fri	09:00	23:00	<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> (please read guidance note 7) Outdoor dance only licensed until 21:30		
Sat	09:00	23:00			
Sun	09:00	23:00			

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 8)			Please give a description of the type of entertainment you will be providing – for example book and poetry readings	
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors ☐
Mon	9:00	23:00		Outdoors ☐
				Both ☒
Tue	9:00	23:00	<u>Please give further details here</u> (please read guidance note 5)	
Wed	9:00	23:00		
Thur	9:00	23:00	<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 6)	
Fri	9:00	23:00		
Sat	9:00	23:00	<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 7)	
Sun	9:00	23:00		

I

Late night refreshment Standard days and timings (please read guidance note 8)			<u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	☒
				Outdoors	☐
				Both	☐
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)		
Mon	23:00	23:30			
Tue	23:00	23:30			
			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 6)		
Wed	23:00	23:30			
Thur	23:00	23:30			
			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 7)		
Fri	23:00	23:30			
Sat	23:00	23:30			
Sun	23:00	23:30			

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption – please tick (please read guidance note 9)	On the premises	☒
				Off the premises	☐
				Both	☐
Day	Start	Finish	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 6)		
Mon	11:00	23:30			
Tue	11:00	23:30			
Wed	11:00	23:30			
Thur	11:00	23:30			
			<u>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</u> (please read guidance note 7)		
Fri	11:00	23:30			
Sat	11:00	23:30			
Sun	11:00	23:30			

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 10). None
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L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			<u>State any seasonal variations</u> (please read guidance note 6)
Day	Start	Finish	
Mon	11:00	00:30	
Tue	11:00	00:30	
Wed	11:00	00:30	
Thur	11:00	00:30	
Fri	11:00	00:30	<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 7)
Sat	11:00	00:30	
Sun	11:00	00:30	

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

None

Please tick as appropriate

- I have enclosed the premises licence ☒
- I have enclosed the relevant part of the premises licence ☐

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

M Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)

b) The prevention of crime and disorder

c) Public safety

d) The prevention of public nuisance

Outdoor curfew on licensable activities in the rear garden area from 22:00

e) The protection of children from harm

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee; or ☒
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy. ☐
- I have sent copies of this application and the plan to responsible authorities and others where applicable. ☒
- I understand that I must now advertise my application. ☒
- I have enclosed the premises licence or relevant part of it or explanation. ☒
- I understand that if I do not comply with the above requirements my application will be rejected. ☒

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

Part 5 – Signatures (please read guidance note 12)

Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

Signature		
Date		
Capacity		

Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (please read guidance note 14). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15)			
Post town		Post code	
Telephone number (if any)			

If ☐ would prefer us to correspond with you by e-mail, your e-mail address (optional)

Notes for Guidance

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. 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 of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.
3. 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.
4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 5. For example state 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.
 6. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 8. 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.
 9. 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'.
 10. 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.
 11. Please list here steps you will take to promote all four licensing objectives together.
 12. The application form must be signed.

13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
14. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.
15. This is the address which we shall use to correspond with you about this application.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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West Berkshire District Council

Public Protection Partnership, Environmental Health & Licensing, Council Offices, Market Street,
Newbury, Berkshire RG14 5LD

Tel: (01635) 519184 Fax (01635) 519172

Licensing Act 2003 Premises Licence

Uniform Ref: 10/01006/LQN

Premises licence number 014201

Part 1 - Premises details

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

Croft Hall
The Croft, Hungerford, Berkshire, RG17 0HY

Licensable activities authorised by the licence

Performance of Plays
Exhibition of Films
Performance of Live Music
Recorded Music
Performance of Dance
Other Similar Entertainment
Supply of Alcohol

The times the licence authorises the carrying out of licensable activities

Performance of Plays

Monday to Sunday: 09:00 to 23:00

Activity will take place Indoors/Outdoors : **Indoors**

Exhibition of Films

Monday to Sunday: 09:00 to 23:00

Activity will take place Indoors/Outdoors : **Indoors**

Performance of Live Music

Monday to Sunday: 09:00 to 23:00

Activity will take place Indoors/Outdoors : **Indoors**

Recorded Music

Monday to Sunday: 09:00 to 23:00

Activity will take place Indoors/Outdoors : **Indoors**

Performance of Dance

Monday to Sunday: 09:00 to 23:00

Activity will take place Indoors/Outdoors : **Indoors**

Other Similar Entertainment

Monday to Sunday: 09:00 to 23:00

Activity will take place Indoors/Outdoors : **Indoors**

Supply of Alcohol

Monday to Sunday: 11:00 to 23:30

Alcohol On/Off Premises: **On Premises**

Non Standard timings: New Year's Eve until 03:00

The opening hours of the premises

Monday to Sunday: 11:00 to 00:30

Non Standard timings: New Year's Eve until 03:00

Where the licence authorises supplies of alcohol whether these are on and/ or off supplies

On /Off Sales : **ON**

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence

Trustees Of The Croft Hall
Croft Hall, The Croft, Hungerford, Berks, RG17 0HY

Registered number of holder, for example company number, charity number (where applicable)

231437

Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol

Supply of alcohol must be made or authorised by the management committee

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises the supply of alcohol

N/A

Date: 6th April 2018

Signed:

Authorised Officer

Licence granted 01/06/2006
Variation 07/04/2006
DPS variation 11/12/2007
DPS disappplied 15/07/2010
Copy of licence 06/04/2018

Annex 1 - Mandatory conditions

Premises - Supply of Alcohol

1. No supply of alcohol may be made under the premises licence at a time when there is no management committee in respect of the premises licence.
2. Every supply of alcohol under the premises licence must be made or authorised by the management committee.

The Licensing Act 2003 (Mandatory Licensing Conditions) (Amendment) Order 2014 (in force 1 October 2014)

1.
 - 1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - 2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises –
 - a) games or other activities which require or encourage, or are designed to require or encourage, individuals to –
 - i. drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - ii. drink as much alcohol as possible (whether within a time limit or otherwise);
 - b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

5.

(1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The management committee in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either -

- a) a holographic mark, or
- b) an ultraviolet feature.

6. The responsible person must ensure that -

- a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures -
 - i. beer or cider: ½ pint;
 - ii. gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - iii. still wine in a glass: 125 ml;
- b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
- c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.”

7.

(1) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

(2) For the purposes of the condition set out in paragraph 1 –

- a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979
- b) “permitted price” is the price found by applying the formula -

$$P = D + (D \times V)$$

Where—

- (i) **P** is the permitted price,
- (ii) **D** is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

- (iii) **V** is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
 - c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence—
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - e) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994
- (3) Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
- (4)
- 1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.
 - 2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Premises - Door Supervision

1. Where a premises licence includes a condition that at specified times one or more individuals must be at the premises to carry out a security activity, the licence must include a condition that each such individual must be licensed by the Security Industry Authority.
2. But nothing in subsection (1) requires such a condition to be imposed-
 - a) in respect of premises within paragraph 8(3)(a) of Schedule 2 to the Private Security Industry Act 2001 (c.12) (premises with premises licences authorising plays or films), or
 - b) in respect of premises in relation to -
 - i. any occasion mentioned in paragraph 8(3)(b) or (c) of that Schedule (premises being used exclusively by club with club premises certificate, under a temporary event notice authorising plays or films or under a gaming licence), or
 - ii. any occasion within paragraph 8(3)(d) of that Schedule (occasions prescribed by regulations under the Act).
3. For the purposes of this section-
 - a) security activity means an activity to which paragraph 2(1)(a) of the Schedule applies, and
 - b) paragraph 8(5) of that Schedule (interpretation of references to an occasion) applies as it applies in relation to paragraph 8 of the Schedule.

Premises - Exhibition of Films

1. Where a premises licence authorises the exhibition of films, the licence must include a condition requiring the admission of children to the exhibition of any film to be restricted in accordance with this section.
2. Where the film classification body is specified in the licence, unless subsection (3) (b) applies, admission of children must be restricted in accordance with any recommendation made by that body.
3. Where-
 - a) the film classification body is not specified in the licence, or
 - b) the relevant licensing authority has notified the holder of the licence that this subsection applies to the film in question, admission of children must be restricted in accordance with any recommendation made by that licensing authority.
4. In this section children means persons aged under 18; and film classification body means the person or persons designated as the authority under section 4 of the Video Recordings Act 1984 (c.39) (authority to determine suitability of video works for classification).

Annex 2 - Conditions consistent with the operating Schedule dated 05/08/2018

General

Number of persons on premises not to exceed:

Dancing 140 persons
Seating (Restaurant Style) 70 persons
Composite of above 100 persons
Closely Seated 160 persons

When persons in wheelchairs or other disabled persons are admitted to the premises the Licensee shall ensure that adequate measures are taken to enable such persons to evacuate the building in an emergency, in a manner which is safe and without undue delay and does not cause obstruction to other members of the public or employees using the premises.

When the Public Entertainment Licence is in force the gate on the rear fire exit must be locked in the open position

Conditions agreed with Thames Valley Police 12/04/2006

An entry, closure and dispersal policy (approved by Thames Valley Police) for the controlling of the opening and closing of the premises and the departure of customers at the conclusion of licensed activities must be put in place and must be actively operated.

Annex 3 - Conditions attached after a hearing by the licensing authority

None

Annex 4 - Plans as submitted 05/08/2018

From: Averil Frenkel [REDACTED]
Sent: 05 August 2026 16:04
To: Licensing
Subject: Ref no 37590 app30014

Categories: LA03 Premises

This email was delivered from an External Source. Please use caution before clicking any links or opening attachments.

With regard to the application for a Variation to a Premises License At The Croft Hall The Croft, Hungerford
RG17 0HY

I wish to raise the following objections.

The Croft is a quiet residential area. Therefore, opening the garden at the back of the Croft Hall for events which will have live and recorded music playing loudly in this outdoor space is disruptive to those living in the Croft or nearby. Once a year, as at the Beer Festival on the Croft Green, is tolerable, but if there are to be up to 52 events a year at The Croft Hall using the outside space with loud music often playing and disrupting the neighbourhood , I'm voicing a strong objection.

I also object to the supply of alcohol from 11:00 to 21:30 in conjunction with these events as that can encourage anti social behaviour.

If the music being played is heard only by those attending the event, that is acceptable but the volume gets turned up and becomes an unpleasant racket, and that is not acceptable.

Alcohol use should be limited to indoors as at present.

The garden space could be used for coffee mornings, exercise classes (without loud music), crèche, or art clubs, etc.

Parking is already a problem in The Croft, and reasonable measures need to be taken to ensure that the proposed events do not cause problems for day to day users of the parking spaces available.

Thank you for your attention.

Yours sincerely,
Mrs Averil Frenkel

[REDACTED]
[REDACTED]
Hungerford RG17 0 [REDACTED]
Sent from my iPad

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From: Cathy Lanigan-O'Keeffe <[REDACTED]>
Sent: 05 August 2026 12:10
To: Licensing
Cc: Patrick Waller
Subject: Ref 37590 app30014

Categories: LA03 Premises

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Dear Sir/Madam,

I am writing to submit my representation regarding the application to vary the premises licence for The Croft Hall, Hungerford, RG17 0HY.

I recognise that the hall is a valuable community facility and I support its continued use for local groups and events. However, I object to the proposed extension of the licensed area to include the outdoor garden.

My principal concern is the impact that this change would have on the surrounding residential neighbourhood. The proposal would permit live and recorded music, performances and celebration gatherings in the garden between 11:00 and 21:30. Unlike activities taking place inside the hall, outdoor events would inevitably result in significantly greater noise travelling into neighbouring homes, affecting residents' ability to enjoy their properties in reasonable peace.

I am also concerned that the garden directly borders both a nursery school playground and a Scouts facility. If the variation permits the sale and consumption of alcohol in this outdoor space, children using these neighbouring facilities would be exposed to drinking, together with the smoking and vaping that commonly accompanies outdoor social gatherings. Given the immediate proximity to places used by young children, I do not believe this is an appropriate or desirable environment.

My objection is not to the hall using the outdoor space in some capacity, but to the proposed change in how the space would be used. In my view, the application risks undermining the licensing objectives of preventing public nuisance and protecting children from harm.

I therefore respectfully ask the Licensing Authority to refuse the application or, at the very least, consider whether there could be tighter conditions implemented to mitigate its impact on neighbouring residents and the adjacent children's facilities.

Thank you for considering my representation.

Yours faithfully,

Cathy Waller

[REDACTED]

From: David Whiteley <carriendavew@gmail.com>
Sent: 04 August 2026 16:59
To: Licensing
Subject: Ref. Croft Hall, application 37590 app30014
Attachments: CROFT HALL Licence 2026.doc

Categories: LA03 Premises

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Dear Sir.

Ref. Croft Hall, application 37590 app30014

I am a resident of The Croft, Hngerford and only became aware of the above application today by word of mouth. This appears to have been poorly publicised and consequently this submission is very near the closing date.

I attach our submission and ask that this be considered by the licensing committee.

David Whiteley.

The Croft,
Hungerford.

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Re: Application for a Variation to a Premises License:
The Croft Hall, The Croft, Hungerford, RG17 0HY.

Application ref. 38590 app30014

We live in The Croft, RG17 0 [REDACTED] approximately 40 metres from the Croft Hall. Our past experience of the Croft Hall is very positive and have regarded it as a valuable amenity for Hungerford residents. The current custodians of the hall have worked hard to increase the use of the hall by local groups, for musical events and filmshows.

In general, such events cause little problem, though it is evident that lately excessively loud music has been disturbing and lazy or illegal parking can cause problems.

In principle, therefore we are in favour of The Hall's current licensing arrangements. However, the proposal to extend the license to include music and alcohol purchase and consumption outside is step too far and will cause Public Nuisance and potentially be a Safeguarding issue due to the proximity of the nursery school and scout meeting room next door.

We therefore ask that the variation to include the outdoor space for music and alcohol sale and consumption be REFUSED for the following reasons:

1. This is primarily a residential area. The proposal would likely attract larger groups than currently accommodated with the certainty of high noise levels outside.
2. The Croft Hall car park is inadequate for all visitors, with the attendant overflow onto The Croft itself which is already under parking stress.
3. Loud music and large groups of people consuming alcohol adjacent to the nursery school seems highly inappropriate. Additionally, access to the scout hut is adjacent to the outside area in question. Both issues are Safeguarding issues unless there is suitable supervision of the events by Croft Hall personnel.
4. It is clear that an intention of this application is to extend the type of event held at the hall, beyond the community events of the past, into private parties requiring music and alcohol sales. The evidence of a recent private party on 10 July suggest that all such events need Croft Hall supervision to ensure all conditions of hire are adhered to. On that occasion, even with current arrangements, loud music spilled into the surrounds until past 23.00hrs. Without proper supervision, near residents have no control over such nuisances when they are actually occurring.

We therefore ask that

- the extension of the current Croft Hall music and alcohol license to include outside areas be REFUSED:
- the license should require Croft Hall management provide on-site supervision for private parties to ensure hiring conditions are met.

David and Caroline Whiteley,

[REDACTED]

[REDACTED]

[REDACTED]

RG17 0 [REDACTED]

[REDACTED]

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From: Diana Barraclough <dianabarracloughceramics@btinternet.com>
Sent: 05 August 2026 22:09
To: Licensing
Subject: Application for performance and supply of alcohol
Categories: LA03 Premises

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Dear sir/madam,

I am a resident of the croft in Hungerford, and have been for decades.

Whilst I really appreciate and use the `croft hall for many functions, I am objecting To the activities inside to spreading out side, especially those mentioned in the application.

Particularly in the evening when residents are trying to enjoy their gardens. We already have the croft field and the club which opens its doors to outsiders And many varied activities on the croft itself. I feel it would develop into a mini Glastonbury, which is not appropriate for such a small area.

Activities such as you are suggesting are usually held in fields well away from the towns and residential areas.

Yours sincerely,
Diana Barraclough

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From: Genevieve Monk <[REDACTED]>
Sent: 04 August 2026 21:12
To: Licensing
Subject: Re: Application for a Variation to a Premises Licence – The Croft Hall, The Croft, Hungerford, RG17 0HY Ref 37590 app30014

Categories: LA03 Premises

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Dear Licensing Team,

**Re: Application for a Variation to a Premises Licence – The Croft Hall, The Croft, Hungerford, RG17 0HY
Ref 37590 app30014**

I am writing as a close residential neighbour to comment on the proposed licence variation for The Croft Hall. My property [REDACTED] RG17 0[REDACTED] is less than 100m from The Croft Hall.

We have lived at our address since 2011 and I wish to state clearly at the outset that **I fully accept, value, and support The Croft Hall as a venue for community events and performances.** I also value the Hungerford Club, a licensed premises that operates with the utmost respect for its neighbours.

Regrettably, over recent years/months, live and recorded entertainment has become progressively louder, culminating in severe disruption during an event on **10th July 2026, that included the use of the outdoor space.**

I am objecting to the inclusion of the **rear outdoor space**, but I am willing to support the licensing of the **side hall** *only* if strict, legally binding conditions regarding on-site management are attached to the licence.

I submit this representation under the objectives of **The Prevention of Public Nuisance and Public Safety** based on the following grounds:

1. Total Objection to the Rear Outdoor Space (Public Nuisance & Safeguarding)

I explicitly request that the variation to include the rear outdoor space be **refused entirely.**

- **Sound levels/Escape:** The event on 10th July 2026 demonstrated that when patrons utilize the rear outdoor space, the hall's doors are left wide open. This allowed very loud music from the indoor PA system to spill out uncontrollably into the neighbourhood. The variation would also allow recorded music, live plays and live music to be played in the outdoor space, with direct transfer of any sound plus noise generated by patrons. The sound levels would therefore be even louder than experienced on the 10th July. Effectively this would become a pub garden with a PA system and live or recorded music. The Croft is home to many families with young children and we should not have to suffer noise pollution reasonably envisaged/contemplated by this application on any given night of the week running right through the year.
- **Proximity to Youth Spaces:** Permanently licensing this outdoor area for crowd gathering and alcohol consumption directly adjacent to a residential garden, a nursery school, and a scout hut creates a public nuisance and introduces unacceptable safeguarding and overlooking concerns for local children. The outdoor space would inevitably become a smoking/vaping area as well as an area to purchase and consume alcohol. Both activities with open view of the youth spaces. The hours permitted are 11am - 9.30pm/Curfew at 10pm ... this "window"

would cover all the opening hours of the Nursery and Scout group and a potential 11-hour time period for disruption of our use of our garden.

- **Anti-Social Behaviour/ Public Nuisance**

The rear outside space was previously a Play Group playground, which is totally acceptable. But it is not suitable to be licensed, which will allow consumption of alcohol and inevitably smoking/vaping, especially given the direct proximity to the Scouts Hut and Nursery School. It is far too intrusive and there is no effective way to control the sound and potential anti-social rowdy behaviour from attendees drinking alcohol, which is permitted from 11am – 9.30/10pm. The Scout group meets in the evening and sometimes at the weekend. Nursery open from 8.30 am.

2. Conditional Acceptance of the Side Hall (Subject to On-Site Supervision)

While I understand the desire to utilize the side hall, operating three concurrent zones (Main Hall, Side Hall, and Outdoor Space) without active management is a recipe for operational failure. Currently, there is **no on-site supervision** provided by the venue during private hires. This forces us, as near neighbours, into the unacceptable position of becoming the default 'policing force' to notify noise and disruption to The Croft Hall team.

The venue's booking conditions state a maximum sound limit of 90dB, but because there is nobody on-site to monitor or enforce this, it is all too easily breached. Furthermore, the event on 10th July 2026 saw widespread illegal parking on double yellow lines surrounding the site, causing bottlenecks that would obstruct emergency service vehicles trying to access properties on Parsonage Lane, The Croft Hall, the nursery, or the scout hut.

Requested Conditions for the licensing of the Side Hall

To balance the success of the hall with public safety and the prevention of public nuisance, I ask the Licensing Sub-Committee to implement the following mandatory conditions if the side hall variation is approved:

1. **Mandatory On-Site Supervisor:** A designated representative or marshal from The Croft Hall must be physically present on-site for the duration of any licensed event involving live/recorded music or alcohol.
2. **Active Parking Management:** The on-site supervisor must actively marshal parking at the start and end of events to completely prevent illegal parking on the surrounding double yellow lines, ensuring emergency vehicle access to the area remains clear.
3. **Active Noise Monitoring:** The on-site supervisor must be equipped with a decibel meter to actively enforce the 90dB limit, or a fixed db unit installed with auto cut off, if the 90 db level is exceeded for a set period of time.
4. **No Open Doors:** A strict condition that all external doors and windows facing the rear garden, nursery, and scout hut must remain closed during any regulated entertainment (except for emergency egress). The Croft Hall does have AC installed.

By implementing these conditions, the council can support the charity's indoor expansion while protecting the community, the children, and the immediate neighbours from harm and nuisance. Additional points for consideration -

1. The increased capacity for events generated by the licensing of the Croft Hall side hall and outdoor space would need to be accommodated within an area already providing facilities and entertainment which are intensely grouped together within The Croft area ...

- Hungerford Club/Pub
- Annual Hungerford Club Beer Festival, which includes 3 days of loud live music
- Doctors' Surgery
- Croft Field and halls/kitchen
- Croft Field Events – Monthly Food Market etc.
- Hungerford Nursery School
- St Lawrence's Church and community rooms
- The Croft Hall – Main Hall
- The Croft Hall - Physio and Chiropractor practice located above the Croft Hall
- The Old Vicarage Residential Care Home

Parking is already very difficult in the Croft, especially at peak times with dangerous parking evident in areas that are clearly marked with double yellow lines. Access for emergency and delivery vehicles is already challenging. We live at the [REDACTED] of the Croft which is a “dead-end” requiring cars to either complete complex 360 degree turns or reversing back up the lane. The lane is used by dog walkers, mums pushing pushchairs/young children plus residents from the care home at the Old Vicarage.

2. What is the total projected capacity of all three locations at The Croft Hall ?

3. 9.30pm or 10pm ? ...Section M, clause D states the curfew starts at 10pm, but section A states licensed until 9.30pm ?

4. Acoustic or amplified music makes no difference as acoustic could include a whole brass band etc. Variation also requests for recorded music to be permitted which can be just as loud if not louder than amplified live music. Example - Recorded music would allow ... DJ, Drum & Bass etc. club type music.

5. Current booking conditions make no mention of parking, or obeying legal requirements not to park on double yellow lines

I would also add that there is an ideal alternative outdoor location with a kitchen and indoor facilities available in the same area at The Croft Field. This an established venue for outdoor events which has recently been refurbished, which is currently used for events, plays and live music and does so on a regular basis. The Croft Field is owned by West Berkshire Council and run by the Hungerford Town Council. The outdoor space at The Croft Hall would effectively be duplicating/competing for the same business as The Croft Field.

In addition, there are many local licensed businesses that rely on hosting just the kind of events envisaged by this application that will suffer as a result of any approval. In this economic climate when hospitality, why would we put these valued businesses under such pressure with a completely unmonitored license such as this?

Further, I note that this application has been made during the summer months when valued neighbours such as the Hungerford Nursery School and the Scout Group may well be closed for the holidays, may not be aware of this application and will not in a position to give their own opinion on this licensing application. I would ask that they be given the opportunity to contribute their representations given the significance of this proposal. Finally, I note that there has been no attempt by the Trustees of The Croft Hall to engage with local residents about this proposal which does not suggest that they value our opinion on the matter or seek to act as ‘good neighbours’. This does not bode well.

I appreciate your review of my representations in regard to this proposed License Variation and await your response.

Yours faithfully,

George Monk / Genevieve Monk

[REDACTED]

Hungerford

Berkshire RG17 0 [REDACTED]

From: George Monk (Student) <[REDACTED]>
Sent: 04 August 2026 21:01
To: Licensing
Subject: Ref 37590 app30014

Categories: LA03 Premises

This email was delivered from an External Source. Please use caution before clicking any links or opening attachments.

Dear Licensing Team,

Re: Application for a Variation to a Premises Licence – The Croft Hall, The Croft, Hungerford, RG17 0HY
Ref 37590 app30014

I am writing as a close residential neighbour to comment on the proposed licence variation for The Croft Hall. My property [REDACTED] RG17 0[REDACTED] is less than 100m from The Croft Hall.

We have lived at our address since 2011 and I wish to state clearly at the outset that **I fully accept, value, and support The Croft Hall as a venue for community events and performances.** I also value the Hungerford Club, a licensed premises that operates with the utmost respect for its neighbours.

Regrettably, over recent years/months, live and recorded entertainment has become progressively louder, culminating in severe disruption during an event on **10th July 2026, that included the use of the outdoor space.**

I am objecting to the inclusion of the **rear outdoor space**, but I am willing to support the licensing of the **side hall only** if strict, legally binding conditions regarding on-site management are attached to the licence.

I submit this representation under the objectives of **The Prevention of Public Nuisance and Public Safety** based on the following grounds:

1. Total Objection to the Rear Outdoor Space (Public Nuisance & Safeguarding)

I explicitly request that the variation to include the rear outdoor space be **refused entirely.**

- **Sound levels/Escape:** The event on 10th July 2026 demonstrated that when patrons utilize the rear outdoor space, the hall's doors are left wide open. This allowed very loud music from the indoor PA system to spill out uncontrollably into the neighbourhood. The variation would also allow recorded music, live plays and live music to be played in the outdoor space, with direct transfer of any sound plus noise generated by patrons. The sound levels would therefore be even louder than experienced on the 10th July. Effectively this would become a pub garden with a PA system and live or recorded music. The Croft is home to many families with young children and we should not have to suffer noise pollution reasonably envisaged/contemplated by this application on any given night of the week running right through the year.
- **Proximity to Youth Spaces:** Permanently licensing this outdoor area for crowd gathering and alcohol consumption directly adjacent to a residential garden, a nursery school, and a scout hut creates a public nuisance and introduces unacceptable safeguarding and overlooking concerns for local children. The outdoor space would inevitably become a smoking/vaping area as well as an area to purchase and consume alcohol. Both activities with open view of the youth spaces. The hours permitted are 11am - 9.30pm/Curfew at 10pm ... this "window"

would cover all the opening hours of the Nursery and Scout group and a potential 11-hour time period for disruption of our use of our garden.

- **Anti-Social Behaviour/ Public Nuisance**

The rear outside space was previously a Play Group playground, which is totally acceptable. But it is not suitable to be licensed, which will allow consumption of alcohol and inevitably smoking/vaping, especially given the direct proximity to the Scouts Hut and Nursery School. It is far too intrusive and there is no effective way to control the sound and potential anti-social rowdy behaviour from attendees drinking alcohol, which is permitted from 11am – 9.30/10pm. The Scout group meets in the evening and sometimes at the weekend. Nursery open from 8.30 am.

2. Conditional Acceptance of the Side Hall (Subject to On-Site Supervision)

While I understand the desire to utilize the side hall, operating three concurrent zones (Main Hall, Side Hall, and Outdoor Space) without active management is a recipe for operational failure. Currently, there is **no on-site supervision** provided by the venue during private hires. This forces us, as near neighbours, into the unacceptable position of becoming the default 'policing force' to notify noise and disruption to The Croft Hall team.

The venue's booking conditions state a maximum sound limit of 90dB, but because there is nobody on-site to monitor or enforce this, it is all too easily breached. Furthermore, the event on 10th July 2026 saw widespread illegal parking on double yellow lines surrounding the site, causing bottlenecks that would obstruct emergency service vehicles trying to access properties on Parsonage Lane, The Croft Hall, the nursery, or the scout hut.

Requested Conditions for the licensing of the Side Hall

To balance the success of the hall with public safety and the prevention of public nuisance, I ask the Licensing Sub-Committee to implement the following mandatory conditions if the side hall variation is approved:

1. **Mandatory On-Site Supervisor:** A designated representative or marshal from The Croft Hall must be physically present on-site for the duration of any licensed event involving live/recorded music or alcohol.
2. **Active Parking Management:** The on-site supervisor must actively marshal parking at the start and end of events to completely prevent illegal parking on the surrounding double yellow lines, ensuring emergency vehicle access to the area remains clear.
3. **Active Noise Monitoring:** The on-site supervisor must be equipped with a decibel meter to actively enforce the 90dB limit, or a fixed db unit installed with auto cut off, if the 90 db level is exceeded for a set period of time.
4. **No Open Doors:** A strict condition that all external doors and windows facing the rear garden, nursery, and scout hut must remain closed during any regulated entertainment (except for emergency egress). The Croft Hall does have AC installed.

By implementing these conditions, the council can support the charity's indoor expansion while protecting the community, the children, and the immediate neighbours from harm and nuisance. Additional points for consideration -

1. The increased capacity for events generated by the licensing of the Croft Hall side hall and outdoor space would need to be accommodated within an area already providing facilities and entertainment which are intensely grouped together within The Croft area ...

- Hungerford Club/Pub
- Annual Hungerford Club Beer Festival, which includes 3 days of loud live music
- Doctors' Surgery
- Croft Field and halls/kitchen
- Croft Field Events – Monthly Food Market etc.
- Hungerford Nursery School
- St Lawrence's Church and community rooms
- The Croft Hall – Main Hall
- The Croft Hall - Physio and Chiropractor practice located above the Croft Hall
- The Old Vicarage Residential Care Home

Parking is already very difficult in the Croft, especially at peak times with dangerous parking evident in areas that are clearly marked with double yellow lines. Access for emergency and delivery vehicles is already challenging. We live at the [REDACTED] of the Croft which is a “dead-end” requiring cars to either complete complex 360 degree turns or reversing back up the lane. The lane is used by dog walkers, mums pushing pushchairs/young children plus residents from the care home at the Old Vicarage.

2. What is the total projected capacity of all three locations at The Croft Hall ?

3. 9.30pm or 10pm ? ...Section M, clause D states the curfew starts at 10pm, but section A states licensed until 9.30pm ?

4. Acoustic or amplified music makes no difference as acoustic could include a whole brass band etc. Variation also requests for recorded music to be permitted which can be just as loud if not louder than amplified live music. Example - Recorded music would allow ... DJ, Drum & Bass etc. club type music.

5. Current booking conditions make no mention of parking, or obeying legal requirements not to park on double yellow lines

I would also add that there is an ideal alternative outdoor location with a kitchen and indoor facilities available in the same area at The Croft Field. This an established venue for outdoor events which has recently been refurbished, which is currently used for events, plays and live music and does so on a regular basis. The Croft Field is owned by West Berkshire Council and run by the Hungerford Town Council. The outdoor space at The Croft Hall would effectively be duplicating/competing for the same business as The Croft Field.

In addition, there are many local licensed businesses that rely on hosting just the kind of events envisaged by this application that will suffer as a result of any approval. In this economic climate when hospitality, why would we put these valued businesses under such pressure with a completely unmonitored license such as this?

Further, I note that this application has been made during the summer months when valued neighbours such as the Hungerford Nursery School and the Scout Group may well be closed for the holidays, may not be aware of this application and will not in a position to give their own opinion on this licensing application. I would ask that they be given the opportunity to contribute their representations given the significance of this proposal.

Finally, I note that there has been no attempt by the Trustees of The Croft Hall to engage with local residents about this proposal which does not suggest that they value our opinion on the matter or seek to act as ‘good neighbours’. This does not bode well.

I appreciate your review of my representations in regard to this proposed License Variation and await your response.

Yours faithfully,
George Monk


Hungerford
Berkshire RG17 0 

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From: Jane wood <[REDACTED]>
Sent: 04 August 2026 17:07
To: Licensing; Rachel Clarke
Cc: jane wood
Subject: Application for a Variation to a Premises Licence - The Croft Hall, The Croft, Hungerford, RG17 0HY. Ref No. 37590 app 30014

Categories: LA03 Premises

This email was delivered from an External Source. Please use caution before clicking any links or opening attachments.

Dear Rachel,

Your 'Notice of Application' has been brought to my attention, today (4th August). My understanding, it was affixed to a tree, rather than distributed to individual householders, in The Croft, Parsonage Lane and Croft Road. 'Representation' required 'not later than 5th August 2026'. Hence my belated, but considered comments below.

I have lived at [REDACTED] since 2010. Ever appreciative of living on (what was the village green) and within a community. Our environs enhanced by the facilities and activities the Croft 'embraces', including of course the Croft Hall. This historical venue has adapted to usage and demand, offering excellent facilities and flexibility where bookings and events are concerned. Points A. and B. Of 'The Notice of Application' relating to the effects this 'Notice of Application' (if successful) will have, and the reason I feel moved to lodge my objection regarding the 'Croft Hall registered charity's' Application.

Point A: Performance of plays, films, live and recorded music, dance 0900 - 23.00 (outdoor until 21.30) linking to Point B. Supply of alcohol - 11.00 - 23.30 (as now)

In regard to both the regular users of the Croft Hall, residents of the Croft and facilities in the Croft (the Nursery, Scouts, Bowls, Tennis; the Hungerford Surgery and St Lawrence' Church), this suggests increased traffic 'ingress and egress' with resultant parking difficulties. Outdoor access from 0900-21.30, bringing increased likelihood of noise; with the serving of alcohol in close proximity to the Nursery and Scout Hut. The opportunity for alcohol to accompany outdoor performances et al, likely to increase anti-social behaviour; also smoking/vaping; noise levels and all in close proximity to the Nursery, in particular.

I am not familiar with the 'terms and conditions' that relate to the Croft Hall, but assume there is a 'named person' responsible for overall 'conduct', including parking, for the duration of a hire period? The Croft already (more than) challenged where parking is concerned (a recent wedding and 'last minute' parking blocking access to/from The Club, causing local users to drive across The Croft). Although I don't live next to the Hall, the decibels of noise from concerts has become increasingly apparent, along with general noise as people depart.

As mentioned earlier, living in the Croft is a privilege, and the life it brings part of its 'rhythm' and interest. Could I ask, please, that this e-mail receives consideration. Allowing the Croft Hall to 'prosper' and continue adapting to the future; whilst considering (and managing) the consequences that acceptance of this 'Notice of Application' will have.

Yours sincerely,
Jane Wood

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From: Jason Bellman <[REDACTED]>
Sent: 05 August 2026 07:52
To: Licensing; Rachel Clarke
Subject: Croft Hall license variation- RG17 0HY- Ref 37590 app 300014
Attachments: Croft Hall Licensing Application Response.docx

Categories: LA03 Premises

This email was delivered from an External Source. Please use caution before clicking any links or opening attachments.

Dear Rachel, West Berkshire licensing,

please find attached a one pager raising my concerns and objection to Croft Hall license variation- RG17 0HY- Ref 37590 app 30014.

please do let me know any questions or clarifications with regards to this letter,
greatly appreciated, yours faithfully Jason

[REDACTED]
Hungerford
RG17 0[REDACTED]

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[REDACTED]
Hungerford
West Berkshire
RG17 0[REDACTED]
5th August 2026

Dear Rachel,
Very much hope this finds you well,

1. **Reference**> I am writing in **Reference to Application for a Premises Licence Ref No 37590 app30014, applicant** Croft Hall, **Premise** the Croft Hall for **application** for a variation to a premises Licence for A) performance of plays, films, live and recorded music, dance 0900-2300hrs (outdoor until 2130hrs) and b) supply of alcohol 1100-2330hrs
2. **Response**>
 - a. My family and I are residents of the Croft for over fifteen years and live at [REDACTED] The Croft area is a residential area, where elderly and families live. In very recent years there has been increasing noise and traffic in the Croft.
 - b. Keeping the balance and protection of those who live in the Croft is first and foremost.
 - c. As a result I am formally **lodging an objection** to the application for
 - i. the application to include rear garden for sale of alcohol.
 - ii. the playing of live and recorded music, performances and other events such as weddings and parties from 11am to 0930pm with a curfew at 10pm
 - d. The objection is submitted under the objectives of the prevention of public nuisance and public safety, for the following reasons
 - i. **Sound levels and escape**- our house is very close to this location and I have a young family. My wife and I are a working family and value the protection of noise levels.
 - ii. **Proximity of youth spaces**- neighbouring Hungerford Nursery and Hungerford Group Scout Hut- which are a focus for young children. The proposal for licensing and extended hours day and night time is not a good fit for proximity or appropriate.
 - iii. **Anti-social behaviour/ public nuisance**- the rear garden previously supported a playgroup and this was totally supported. It is absolutely not suitable for the consumption of alcohol or smoking based on the proximity to the nursery, scout hut, elderly and family residents.
 - iv. **Parking nuisance and emergency vehicle access**- parking is already difficult as traffic has increased in recent years due to businesses now being run at the Croft Hall; this is increasing inappropriate parking in conjunction with traffic from the Hungerford club. Adding more traffic compounds an issue that already exists for residents, the nursery, scout hut and doctors surgery. Some of the parking is illegal and causes a block for residents but also access for emergency vehicles- ambulance / fire engine. We have many elderly residents in the Croft and this is often needed.
3. **Alternatives/ Existing facilities already exist**- there are reasonable options that already exist, including
 - a. The town hall in Hungerford High street
 - b. The Croft field- which has a kitchen and indoor facilities, recently refurbished and owned by West Berkshire Council
 - c. For licensing- we already have multiple pubs and restaurants in Hungerford who need support. Hungerford is not in desperate need for another.
4. **Overall**- the Croft is primarily a residential area and conservation areas. It has protected status and the Croft hall falls directly in the historical boundary of the Hungerford Conservation area

Please contact me directly by email/[REDACTED] if you have any questions about my application, yours faithfully Jason
Bellman, J

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From: Johanna Charlton [REDACTED] >
Sent: 04 August 2026 10:19
To: Rachel Clarke; Licensing
Cc: cllr.jerry.keates [REDACTED]
Subject: Formal Representation: The Croft Hall Premises Licence Variation (RG17 0HY) Ref 37590 app30014

This email was delivered from an External Source. Please use caution before clicking any links or opening attachments.

Dear Rachel,

Re: Application for a Variation to a Premises Licence - The Croft Hall, The Croft, Hungerford RG17 0HY
Ref 37590 app30014

I am writing as a Hungerford resident who has grown up here (21 years) and has returned with my own family having lived here now for a further 4 years.

I am objecting to the inclusion of the rear outdoor space specifically as well as the licensing of alcohol from as early in the day as 11am.

I submit this representation under the objectives of The Prevention of Public Nuisance and Public Safety.

As a former Mum of children at the Hungerford Nursery I cannot support the use of the rear outdoor space. As you will know, the nursery is next door to the Croft Hall and it would be unsafe for the children at the nursery to be next door to what could essentially become a pub garden during the day as alcohol could well be consumed during nursery hours with this new variation in the license causing anti-social behaviour.

Sensibly, we need to consider the children at the nursery. You will not be able to protect children from noise levels and adult language that often follows with the usage of alcohol no matter how well intentioned the party using it may be. You would never consider setting up a children's nursery with little ones as young as 2 years old next to a pub and this license threatens the children's safety.

I am in full support of The Croft being used as a community space that benefits the town but our children are at the heart of our community and they must come first.

Second to this, we must also take into consideration the increased traffic levels that a small space such as the Croft area cannot cope with. Already there are people parking on double yellow lines as there is no space to park. This increases traffic risks once again for young families using the nursery as well as the residents of the area.

Further to this, traffic levels of this nature would also compromise the ability for emergency service vehicles to access the area. We all need safe access for our emergency vehicles and tragedies could

be at greater risk of happening if services do not have safe access to resident properties and community spaces including the Croft Hall.

Please take my views into consideration as a concerned parent of young children.

Many thanks for your time and I look forward to hearing from you.

Very best wishes,
Johanna Charlton

(Resident at [REDACTED], Hungerford, RG17 0[REDACTED])

From: John Charlton <[REDACTED]>
Sent: 04 August 2026 11:50
To: Licensing; Rachel Clarke
Cc: cllr.jerry.keates [REDACTED]
Subject: Formal Representation: Variation Application – The Croft Hall (Ref: 37590 / app30014)

This email was delivered from an External Source. Please use caution before clicking any links or opening attachments.

RE: LICENCE VARIATION REPRESENTATION – CHILD SAFEGUARDING & SAFETY CONCERNS

Premises: The Croft Hall, The Croft, Hungerford, RG17 0HY | Application Reference: 37590 / app30014

Dear West Berkshire Licensing Team,

I am writing as a local parent of three children to lodge a formal objection against the proposed licence variation for The Croft Hall. Two of my children have attended Hungerford Nursery School, one of my children currently attends the after-school club at the nursery, and our family maintains connections with families whose young children attend the nursery today.

My representation is submitted under the primary statutory licensing objective of The Protection of Children from Harm, supported by Public Safety and The Prevention of Public Nuisance.

My strength of feeling is driven by a concern that evidence-based risks to children's safety will be realised if this application is granted as requested. By sharing these concerns, I hope we can proactively prevent what I view as a genuine safeguarding or safety incident occurring as a result of granting this licence. Furthermore, my opposition is compounded by the timing of this submission during the summer holiday period. Submitting this variation while schools are closed prevents an accurate assessment of baseline daytime impacts on the nursery environment.

1. PRIMARY OBJECTION: Refusal of the Rear Outdoor Space
(*Grounds: Protection of Children from Harm & Safeguarding*)

I ask the Licensing Sub-Committee to refuse the application to licence the rear outdoor space in its entirety. Creating an open-air commercial venue serving alcohol, live music, and recorded entertainment directly alongside spaces dedicated to early childhood education presents severe safeguarding risks:

- **Exposure to Adult Drinking & Smoking:** The rear outdoor space shares an immediate boundary wall with Hungerford Nursery School's play area (open from 8:30 am) and runs parallel to the Scout Hut's access path and outdoor activity area. Permitting an open-air drinking, smoking, and vaping venue right next door directly exposes toddlers and young children to adult drinking environments, crowd noise, and foul language during their school day.
- **Inappropriate Use of Former Child Space:** This rear area was historically a playgroup facility—a safe, child-focused environment. Converting a former playground into a commercial venue directly adjacent to an active nursery sets an unacceptable precedent for child welfare in our community.
- **Operating Hours Overlap:** The proposed licensing window seeks outdoor regulated entertainment (live and recorded music) from 09:00 am to 21:30 pm, and alcohol supply from 11:00 am. This creates a direct daytime operational overlap with Hungerford Nursery School's morning arrival (08:30 am onwards) and outdoor learning hours.

2. CONCERNS REGARDING CONSULTATION TIMING & BASELINE ASSESSMENT

(Grounds: Procedural Fairness & Statutory Testing)

I ask the Licensing Sub-Committee to note the practical difficulties created by the timing of this submission:

- **Evasion of Active School Term Scrutiny:** Submitting a major variation that directly affects an active nursery school immediately prior to the August summer break limits the ability of working parents, staff, and key stakeholders to engage fully with the public consultation process.
- **Inability to Test Active Baseline Impacts:** Conducting site evaluations while the nursery is closed for the summer conceals the true daytime operational proximity, ambient background noise, and acoustic transfer that will occur when young children return in September. Licensing decisions impacting child safeguarding should be informed by active operational baselines.

3. EVIDENCE & PRECEDENT: Risks to Children & Statutory Framework

(Grounds: Public Health Research, Local Authority Best Practice & Section 182 Guidance)

Members of the Licensing Sub-Committee evaluating this application should consider the body of evidence demonstrating the direct risks that licensed premises pose to young children in early years settings:

- **Statistical Correlation with Harm:** Research published by UK public health bodies demonstrates a direct correlation between the density and proximity of licensed premises and increased exposure of children to alcohol-related anti-social behaviour and public nuisance along immediate walking and learning routes.
- **UK Local Authority Best Practice:** Multiple UK local authorities have integrated protective criteria into their Statements of Licensing Policy when assessing premises near early years settings. These include restricting outdoor drinking and event hours so they do not overlap with school operating hours, and prohibiting external alcohol signage visible from nurseries.
- **Section 182 Guidance (Licensing Act 2003):** Statutory guidance issued under Section 182 explicitly reinforces that licensing committees must prioritise The Protection of Children from Harm over commercial expansion. Committee members have a clear duty to prevent conditions that expose children to adult drinking behaviours, foul language, or unsafe environments.

4. REVISED REPRESENTATION SUMMARY & PRECEDENT ANALYSIS

The following established licensing frameworks, statutory guidance, and environmental health principles are offered to assist the Licensing Sub-Committee in evaluating how similar operational overlaps near early-years facilities are managed across UK local authorities:

1. **Home Office S.182 Guidance (Licensing Act 2003):** Statutory guidance (Para 2.22) confirms that *"The protection of children from harm includes the protection of children from moral, psychological and physical harm."* This provides the panel with broad scope to prevent adult drinking environments from encroaching on early years education.
2. **Agent of Change Principle (Environmental Health Standard):** Seems to establish that the legal responsibility for demonstrating and funding effective noise, acoustic, and crowd mitigation rests entirely with the applicant seeking to introduce or expand a commercial use.
3. **Local Authority Best Practice (Statement of Licensing Policies):** Multiple UK licensing authorities appear to enforce protective conditions when venues directly border childcare settings, including:
 - Prohibiting external drinking and live/recorded entertainment during school operating hours.
 - Mandatory morning perimeter sweeps for glass/litter prior to 08:30 am.
 - Low-frequency (bass) sound controls to prevent structure-borne acoustic disruption during daytime nursery quiet periods.

Note: While planning and licensing regimes operate under distinct statutory frameworks, planning and environmental health precedents are referenced here purely as analogous comparative indicators of acoustic and environmental impact on sensitive early years settings.

Measured Considerations for the Committee

- **Land-Use Harmony & Child Safeguarding:** Extending regulated activities and outdoor events directly adjacent to a nursery introduces immediate operational overlaps with drop-off routines and outdoor learning schedules. Under Section 182 Guidance, I understand the committee may need to consider whether additional safeguards are necessary to protect children from moral and physical harm.
- **Acoustic Management & Daytime Learning:** Soundchecks and daytime bass spill travel easily through shared boundaries and structures. The committee should ideally consider whether strict conditions restricting daytime bass amplification are required to preserve quiet environments for nursery nap periods (typically 11:30–14:30).
- **Pedestrian & Operational Logistics:** Expanded venue operations frequently result in boundary litter and delivery conflicts during morning drop-off windows. To promote Public Safety and Prevent Public Nuisance, mandatory operational conditions (e.g., morning perimeter sweeps and controlled delivery hours) should ideally be attached to any grant.
- **Supporting a Balanced Outcome:** In accordance with what appears to be standard environmental protection principles, responsibility for mitigation sits with the applicant. If the Sub-Committee approves any part of the variation, carefully tailored conditions—such as prohibiting outdoor music during nursery operating hours and mandating sound limiters—are essential.

5. PUBLIC SAFETY & TRAFFIC RISK FOR FAMILIES

(Grounds: Public Safety & Prevention of Public Nuisance)

The area surrounding The Croft, Parsonage Lane, and the nursery is heavily congested during drop-off and pick-up times.

- **Emergency & Pedestrian Access Hazards:** Previous unmanaged events (including the event on 10th July 2026) resulted in severe double-yellow line parking, creating dangerous bottlenecks. Parsonage Lane is a narrow dead-end used daily by parents with buggies, young children walking to the nursery or scouts, and residents from the nearby care home.
- **Unmanaged Parking Escalation:** Expanding venue operations without mandatory traffic management poses a severe safety risk to pedestrians and threatens to block emergency service access to the nursery and scout hut.

6. CONDITIONAL MITIGATION: Side Hall Expansion

If the committee decides to approve expansion into the Side Hall, it must not operate unmonitored. To protect children and local families, the following mandatory conditions must be attached to the licence:

1. **Mandatory On-Site Supervisor:** A designated, active event supervisor must be present on-site for all events serving alcohol or playing music to actively prevent public nuisance and maintain order.
2. **Active Parking Marshals:** Event organisers must actively manage parking during events to prevent visitors from parking illegally on double yellow lines, keeping sightlines clear for parents and emergency access routes open.
3. **Fixed Noise Limiters & Sealed Shell:** A fixed decibel limiter (capped at 90dB with an automatic power cut-off) must be installed, and all windows and rear-facing doors must remain strictly closed during regulated entertainment (utilising the venue's internal ventilation/air conditioning).

7. KEY CLARIFICATIONS REQUESTED

Before any decision is finalised, I ask the Licensing Authority to require clarification on the following points:

Concern	Issue / Safeguarding Risk
Conflicting Hours	Section A states licensed hours end at 9:30 pm, while Section M (Clause D) cites a 10:00 pm curfew. Which section takes legal precedence?

Cumulative Capacity	What is the total combined capacity of the venue if the Main Hall, Side Hall, and Outdoor Space are used simultaneously?
Low-Frequency Noise	The request for "recorded music" allows high-bass music setups. How will low-frequency sound transmission be prevented from disrupting daytime nursery activities?
Alternative Venues	The Croft Field—a council-owned facility with purpose-built outdoor event infrastructure, kitchens, and safe zoning—already exists nearby. Why introduce safeguarding risks by duplicating outdoor event spaces directly adjacent to a nursery?

As a parent and resident, my priority is ensuring our local nursery and youth spaces remain safe, quiet, and protected environments for young children. Transforming a space immediately bordering a nursery play area into an outdoor licensed drinking venue is inappropriate and unsafe. I ask the panel to refuse the outdoor area and place strict, binding operational controls on any indoor variations.

Thank you for considering my representation.

Yours sincerely,

Mr John Charlton

██████████ Hungerford, RG17 0██████████

████████████████████

From: Katie Simpson <[REDACTED]>
Sent: 04 August 2026 21:09
To: Licensing
Subject: Representation re: ref no 37590 app30014

Categories: LA03 Premises

This email was delivered from an External Source. Please use caution before clicking any links or opening attachments.

Dear Licensing Team,

Re: Application for a Variation to a Premises Licence – The Croft Hall, The Croft, Hungerford, RG17 0HY

Ref 37590 app30014

I am writing as a close residential neighbour to comment on the proposed licence variation for The Croft Hall. My property [REDACTED] RG17 0[REDACTED] is less than 100m from The Croft Hall.

We have lived at our address since 2011 and I wish to state clearly at the outset that **I fully accept, value, and support The Croft Hall as a venue for community events and performances.** I also value the Hungerford Club, a licensed premises that operates with the utmost respect for its neighbours.

Regrettably, over recent years/months, live and recorded entertainment has become progressively louder, culminating in severe disruption during an event on **10th July 2026, that included the use of the outdoor space.**

I am objecting to the inclusion of the **rear outdoor space**, but I am willing to support the licensing of the **side hall only** if strict, legally binding conditions regarding on-site management are attached to the licence.

I submit this representation under the objectives of **The Prevention of Public Nuisance** and **Public Safety** based on the following grounds:

1. Total Objection to the Rear Outdoor Space (Public Nuisance & Safeguarding)

I explicitly request that the variation to include the rear outdoor space be **refused entirely.**

- **Sound levels/Escape:** The event on 10th July 2026 demonstrated that when patrons utilize the rear outdoor space, the hall's doors are left wide open. This allowed very loud music from the indoor PA system to spill out uncontrollably into the neighbourhood. The variation would also allow recorded music, live plays and live music to be played in the outdoor space, with direct transfer of any sound plus noise generated by patrons. The sound levels would therefore be even louder than experienced on the 10th July. Effectively this would become a pub garden with a PA system and live or recorded music. The Croft is home to many families with young children - including my own - and we should not have to suffer noise pollution reasonably envisaged/contemplated by this application on any given night of the week running right through the year.
- **Proximity to Youth Spaces:** Permanently licensing this outdoor area for crowd gathering and alcohol consumption directly adjacent to a residential garden, a nursery school, and a scout hut creates a public nuisance and introduces unacceptable safeguarding and overlooking concerns for local children. The outdoor space would inevitably become a smoking/vaping area as well as an area to purchase and consume alcohol. Both activities with open view of the youth spaces. The hours permitted are 11am - 9.30pm/Curfew at 10pm ... this "window"

would cover all the opening hours of the Nursery and Scout group and a potential 11-hour time period for disruption of our use of our garden.

- **Anti-Social Behaviour/ Public Nuisance**

The rear outside space was previously a Play Group playground, which is totally acceptable. But it is not suitable to be licensed, which will allow consumption of alcohol and inevitably smoking/vaping, especially given the direct proximity to the Scouts Hut and Nursery School. It is far too intrusive and there is no effective way to control the sound and potential anti-social rowdy behaviour from attendees drinking alcohol, which is permitted from 11am – 9.30/10pm. The Scout group meets in the evening and sometimes at the weekend. Nursery open from 8.30 am.

2. Conditional Acceptance of the Side Hall (Subject to On-Site Supervision)

While I understand the desire to utilize the side hall, operating three concurrent zones (Main Hall, Side Hall, and Outdoor Space) without active management is a recipe for operational failure. Currently, there is **no on-site supervision** provided by the venue during private hires. This forces us, as near neighbours, into the unacceptable position of becoming the default 'policing force' to notify noise and disruption to The Croft Hall team.

The venue's booking conditions state a maximum sound limit of 90dB, but because there is nobody on-site to monitor or enforce this, it is all too easily breached. Furthermore, the event on 10th July 2026 saw widespread illegal parking on double yellow lines surrounding the site, causing bottlenecks that would obstruct emergency service vehicles trying to access properties on Parsonage Lane, The Croft Hall, the nursery, or the scout hut.

Requested Conditions for the licensing of the Side Hall

To balance the success of the hall with public safety and the prevention of public nuisance, I ask the Licensing Sub-Committee to implement the following mandatory conditions if the side hall variation is approved:

1. **Mandatory On-Site Supervisor:** A designated representative or marshal from The Croft Hall must be physically present on-site for the duration of any licensed event involving live/recorded music or alcohol.
2. **Active Parking Management:** The on-site supervisor must actively marshal parking at the start and end of events to completely prevent illegal parking on the surrounding double yellow lines, ensuring emergency vehicle access to the area remains clear.
3. **Active Noise Monitoring:** The on-site supervisor must be equipped with a decibel meter to actively enforce the 90dB limit, or a fixed db unit installed with auto cut off, if the 90 db level is exceeded for a set period of time.
4. **No Open Doors:** A strict condition that all external doors and windows facing the rear garden, nursery, and scout hut must remain closed during any regulated entertainment (except for emergency egress). The Croft Hall does have AC installed.

By implementing these conditions, the council can support the charity's indoor expansion while protecting the community, the children, and the immediate neighbours from harm and nuisance. Additional points for consideration -

1. The increased capacity for events generated by the licensing of the Croft Hall side hall and outdoor space would need to be accommodated within an area already providing facilities and entertainment which are intensely grouped together within The Croft area ...

- Hungerford Club/Pub
- Annual Hungerford Club Beer Festival, which includes 3 days of loud live music
- Doctors' Surgery
- Croft Field and halls/kitchen
- Croft Field Events – Monthly Food Market etc.
- Hungerford Nursery School
- St Lawrence's Church and community rooms
- The Croft Hall – Main Hall
- The Croft Hall - Physio and Chiropractor practice located above the Croft Hall
- The Old Vicarage Residential Care Home

Parking is already very difficult in the Croft, especially at peak times with dangerous parking evident in areas that are clearly marked with double yellow lines. Access for emergency and delivery vehicles is already challenging. We live at the Parsonage Lane of the Croft which is a “dead-end” requiring cars to either complete complex 360 degree turns or reversing back up the lane. The lane is used by dog walkers, mums pushing pushchairs/young children plus residents from the care home at the Old Vicarage.

2. What is the total projected capacity of all three locations at The Croft Hall ?

3. 9.30pm or 10pm ? ...Section M, clause D states the curfew starts at 10pm, but section A states licensed until 9.30pm ?

4. Acoustic or amplified music makes no difference as acoustic could include a whole brass band etc. Variation also requests for recorded music to be permitted which can be just as loud if not louder than amplified live music. Example - Recorded music would allow ... DJ, Drum & Bass etc. club type music.

5. Current booking conditions make no mention of parking, or obeying legal requirements not to park on double yellow lines

I would also add that there is an ideal alternative outdoor location with a kitchen and indoor facilities available in the same area at The Croft Field. This an established venue for outdoor events which has recently been refurbished, which is currently used for events, plays and live music and does so on a regular basis. The Croft Field is owned by West Berkshire Council and run by the Hungerford Town Council. The outdoor space at The Croft Hall would effectively be duplicating/competing for the same business as The Croft Field.

In addition, there are many local licensed businesses that rely on hosting just the kind of events envisaged by this application that will suffer as a result of any approval. In this economic climate when hospitality, why would we put these valued businesses under such pressure with a completely unmonitored license such as this?

Further, I note that this application has been made during the summer months when valued neighbours such as the Hungerford Nursery School and the Scout Group may well be closed for the holidays, may not be aware of this application and will not in a position to give their own opinion on this licensing application.

I would ask that they be given the opportunity to contribute their representations given the significance of this proposal.

Finally, I note that there has been no attempt by the Trustees of The Croft Hall to engage with local residents about this proposal which does not suggest that they value our opinion on the matter or seek to act as ‘good neighbours’. This does not bode well.

I appreciate your review of my representations in regard to this proposed License Variation and await your response.

Yours faithfully,
Mrs Katie Monk.

From: Maureen Martin <maureen.martin62@gmail.com>
Sent: 05 August 2026 14:36
To: Rachel Clarke; Licensing
Cc: Heather Codling; Head Hungerford Nursery School; Office Hungerford Nursery School
Subject: Re: Application for a Variation to a Premises Licence – The Croft Hall, The Croft, Hungerford, RG17 0HY Ref 37590 app30014
Categories: LA03 Premises

This email was delivered from an External Source. Please use caution before clicking any links or opening attachments.

Dear Rachel,

I am writing as the former Chair of Governors (2018-2025) at Hungerford Nursery School to comment on the proposed licence variation for The Croft Hall, which shares a boundary with the Nursery School. I do so as I do not believe the Head Teacher nor current Chair of Governors were aware of the application before the end of term, and therefore have had no opportunity to comment upon it.

My urgent concern is **specifically in relation to extending the licence to the outdoor space** to allow the sale of alcohol and the playing of music during most of the Nursery's open hours.

The **very close proximity** to the outdoor play areas would **inevitably** compromise these safe, secure environments and **present a serious Safeguarding issue for the School**, as there are clear sight lines over the boundary and the noise of people and/or music would all have an impact.

I would add that the outdoor space is also in close proximity to the Scout Hut and therefore also likely to pose a Safeguarding issue for them.

I hope no decision on the application will be made before the Head Teacher and Governing Board of the Nursery School have the opportunity to comment upon it on their return in September. Please let me know if this will not be the case. Thank you.

Yours faithfully,

Dr Maureen Martin (EdD)

cc by separate email: District Councillors: Dennis Benneyworth, Tony Vickers, Denise Gaines. Jerry Keates Mayor of HTC

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From: Sebastian Monk <[REDACTED]>
Sent: 04 August 2026 20:51
To: Licensing
Subject: Representation re: ref no 37590 app30014

Categories: LA03 Premises

This email was delivered from an External Source. Please use caution before clicking any links or opening attachments.

Dear Licensing Team,

Re: Application for a Variation to a Premises Licence – The Croft Hall, The Croft, Hungerford, RG17 0HY

Ref 37590 app30014

I am writing as a close residential neighbour to comment on the proposed licence variation for The Croft Hall. My property [REDACTED] RG17 0[REDACTED] is less than 100m from The Croft Hall.

We have lived at our address since 2011 and I wish to state clearly at the outset that **I fully accept, value, and support The Croft Hall as a venue for community events and performances.** I also value the Hungerford Club, a licensed premises that operates with the utmost respect for its neighbours.

Regrettably, over recent years/months, live and recorded entertainment has become progressively louder, culminating in severe disruption during an event on **10th July 2026, that included the use of the outdoor space.**

I am objecting to the inclusion of the **rear outdoor space**, but I am willing to support the licensing of the **side hall only** if strict, legally binding conditions regarding on-site management are attached to the licence.

I submit this representation under the objectives of **The Prevention of Public Nuisance** and **Public Safety** based on the following grounds:

1. Total Objection to the Rear Outdoor Space (Public Nuisance & Safeguarding)

I explicitly request that the variation to include the rear outdoor space be **refused entirely.**

- **Sound levels/Escape:** The event on 10th July 2026 demonstrated that when patrons utilize the rear outdoor space, the hall's doors are left wide open. This allowed very loud music from the indoor PA system to spill out uncontrollably into the neighbourhood. The variation would also allow recorded music, live plays and live music to be played in the outdoor space, with direct transfer of any sound plus noise generated by patrons. The sound levels would therefore be even louder than experienced on the 10th July. Effectively this would become a pub garden with a PA system and live or recorded music. The Croft is home to many families with young children - including my own - and we should not have to suffer noise pollution reasonably envisaged/contemplated by this application on any given night of the week running right through the year.
- **Proximity to Youth Spaces:** Permanently licensing this outdoor area for crowd gathering and alcohol consumption directly adjacent to a residential garden, a nursery school, and a scout hut creates a public nuisance and introduces unacceptable safeguarding and overlooking concerns for local children. The outdoor space would inevitably become a smoking/vaping area as well as an area to purchase and consume alcohol. Both activities with open view of the youth spaces. The hours permitted are 11am - 9.30pm/Curfew at 10pm ... this "window"

would cover all the opening hours of the Nursery and Scout group and a potential 11-hour time period for disruption of our use of our garden.

- **Anti-Social Behaviour/ Public Nuisance**

The rear outside space was previously a Play Group playground, which is totally acceptable. But it is not suitable to be licensed, which will allow consumption of alcohol and inevitably smoking/vaping, especially given the direct proximity to the Scouts Hut and Nursery School. It is far too intrusive and there is no effective way to control the sound and potential anti-social rowdy behaviour from attendees drinking alcohol, which is permitted from 11am – 9.30/10pm. The Scout group meets in the evening and sometimes at the weekend. Nursery open from 8.30 am.

2. Conditional Acceptance of the Side Hall (Subject to On-Site Supervision)

While I understand the desire to utilize the side hall, operating three concurrent zones (Main Hall, Side Hall, and Outdoor Space) without active management is a recipe for operational failure. Currently, there is **no on-site supervision** provided by the venue during private hires. This forces us, as near neighbours, into the unacceptable position of becoming the default 'policing force' to notify noise and disruption to The Croft Hall team.

The venue's booking conditions state a maximum sound limit of 90dB, but because there is nobody on-site to monitor or enforce this, it is all too easily breached. Furthermore, the event on 10th July 2026 saw widespread illegal parking on double yellow lines surrounding the site, causing bottlenecks that would obstruct emergency service vehicles trying to access properties on Parsonage Lane, The Croft Hall, the nursery, or the scout hut.

Requested Conditions for the licensing of the Side Hall

To balance the success of the hall with public safety and the prevention of public nuisance, I ask the Licensing Sub-Committee to implement the following mandatory conditions if the side hall variation is approved:

1. **Mandatory On-Site Supervisor:** A designated representative or marshal from The Croft Hall must be physically present on-site for the duration of any licensed event involving live/recorded music or alcohol.
2. **Active Parking Management:** The on-site supervisor must actively marshal parking at the start and end of events to completely prevent illegal parking on the surrounding double yellow lines, ensuring emergency vehicle access to the area remains clear.
3. **Active Noise Monitoring:** The on-site supervisor must be equipped with a decibel meter to actively enforce the 90dB limit, or a fixed db unit installed with auto cut off, if the 90 db level is exceeded for a set period of time.
4. **No Open Doors:** A strict condition that all external doors and windows facing the rear garden, nursery, and scout hut must remain closed during any regulated entertainment (except for emergency egress). The Croft Hall does have AC installed.

By implementing these conditions, the council can support the charity's indoor expansion while protecting the community, the children, and the immediate neighbours from harm and nuisance. Additional points for consideration -

1. The increased capacity for events generated by the licensing of the Croft Hall side hall and outdoor space would need to be accommodated within an area already providing facilities and entertainment which are intensely grouped together within The Croft area ...

- Hungerford Club/Pub
- Annual Hungerford Club Beer Festival, which includes 3 days of loud live music
- Doctors' Surgery
- Croft Field and halls/kitchen
- Croft Field Events – Monthly Food Market etc.
- Hungerford Nursery School
- St Lawrence's Church and community rooms
- The Croft Hall – Main Hall
- The Croft Hall - Physio and Chiropractor practice located above the Croft Hall
- The Old Vicarage Residential Care Home

Parking is already very difficult in the Croft, especially at peak times with dangerous parking evident in areas that are clearly marked with double yellow lines. Access for emergency and delivery vehicles is already challenging. We live at the Parsonage Lane of the Croft which is a “dead-end” requiring cars to either complete complex 360 degree turns or reversing back up the lane. The lane is used by dog walkers, mums pushing pushchairs/young children plus residents from the care home at the Old Vicarage.

2. What is the total projected capacity of all three locations at The Croft Hall ?

3. 9.30pm or 10pm ? ...Section M, clause D states the curfew starts at 10pm, but section A states licensed until 9.30pm ?

4. Acoustic or amplified music makes no difference as acoustic could include a whole brass band etc. Variation also requests for recorded music to be permitted which can be just as loud if not louder than amplified live music. Example - Recorded music would allow ... DJ, Drum & Bass etc. club type music.

5. Current booking conditions make no mention of parking, or obeying legal requirements not to park on double yellow lines

I would also add that there is an ideal alternative outdoor location with a kitchen and indoor facilities available in the same area at The Croft Field. This an established venue for outdoor events which has recently been refurbished, which is currently used for events, plays and live music and does so on a regular basis. The Croft Field is owned by West Berkshire Council and run by the Hungerford Town Council. The outdoor space at The Croft Hall would effectively be duplicating/competing for the same business as The Croft Field.

In addition, there are many local licensed businesses that rely on hosting just the kind of events envisaged by this application that will suffer as a result of any approval. In this economic climate when hospitality, why would we put these valued businesses under such pressure with a completely unmonitored license such as this?

Further, I note that this application has been made during the summer months when valued neighbours such as the Hungerford Nursery School and the Scout Group may well be closed for the holidays, may not be aware of this application and will not in a position to give their own opinion on this licensing application. I would ask that they be given the opportunity to contribute their representations given the significance of this proposal. Finally, I note that there has been no attempt by the Trustees of The Croft Hall to engage with local residents about this proposal which does not suggest that they value our opinion on the matter or seek to act as ‘good neighbours’. This does not bode well.

I appreciate your review of my representations in regard to this proposed License Variation and await your response.

Yours faithfully,

Sebastian Monk

[REDACTED]

Hungerford

Berkshire RG17 0 [REDACTED]

From: Shirley Cartey <[REDACTED]>
Sent: 04 August 2026 08:16
To: Licensing; Rachel Clarke
Subject: Application for a Variation to a Premises Licence – The Croft Hall, The Croft, Hungerford, RG17 0HY Ref 37590 app30014

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Dear Rachel

Re: Application for a Variation to a Premises Licence – The Croft Hall, The Croft, Hungerford, RG17 0HY

Ref 37590 app30014

I live at [REDACTED] RG17 0[REDACTED], which is [REDACTED] next door to The Croft Hall including the garden at the back of the hall.

I and all our family really appreciate The Croft Hall as a community amenity space, and I have both run art classes at the hall and regularly attend Tai Chi events. We have lived in Hungerford for 38 years and moved next door in January 2017, over more recent years we have noticed how the noise levels, anti-social behaviour and illegal parking have substantially increased.

I therefore wish to lodge my objection to the section of the license variation that wants to include the garden for the sale and consumption of alcohol plus the playing of live and recorded music, performances and other events

However, I have no objection to the side hall being licensed. But importantly ... the events must have someone from The Croft Hall team to supervise the events in person to ensure that the doors are keep shut to prevent sound escaping and manage the parking situation.

I submit this representation under the objectives of **The Prevention of Public Nuisance** and **Public Safety** based on the following grounds:

1. Objection to the Rear Outdoor Space (Public Nuisance & Safeguarding)

I explicitly request that the variation to include the rear outdoor space be **refused entirely**.

- **Sound levels/Escape:** An event on 10th July 2026 demonstrated that when patrons utilize the rear outdoor space, the hall's doors are left wide open. This allowed very loud music from the indoor PA system to spill out uncontrollably into the neighbourhood. Even with our own doors and windows fully closed, the sound penetrated our home. The variation would also allow recorded music, live plays and live music to be played in the outdoor space, with direct transfer of any sound plus noise generated by patrons. The sound levels would therefore be even louder than experienced on the 10th July. Effectively this would become a pub garden with a PA system and live or recorded music.

- **Proximity to Youth Spaces: Hungerford Nursery School and Hungerford Scout Group Hut**

Permanently licensing this outdoor area for crowd gathering and alcohol consumption directly adjacent to a residential garden, a nursery school, and a scout hut creates a public nuisance and introduces unacceptable safeguarding and overlooking concerns for local children. The nursery school play space borders directly onto the outdoor space and pedestrian access to the scout hut runs parallel to the space, with their outdoor activity area directly bordering the proposed outdoor space. The outdoor space would inevitably become a smoking/vaping area as well as an area to purchase and consume alcohol. Both activities with open view of the youth spaces. The hours permitted are 11am - 9.30pm/Curfew at 10pm ... this "window" would cover all the opening hours of the Nursery and Scout group and a potential 11-hour time period for disruption of our use of our garden. We have

five grandchildren ranging in age from 2 - 7 years old who visit us very regularly and would be equally affected by licensed events immediately adjacent to our garden. .

- **Anti-Social Behaviour/ Public Nuisance**

The rear outside space was previously a Play Group playground, which is totally acceptable as our any other similar activities. But it is not suitable to be licensed, which will allow consumption of alcohol and inevitably smoking/vaping, especially given the direct proximity to the Scouts Hut, Nursery School or our garden. It is far too intrusive and there is no effective way to control the sound and potential anti-social rowdy behaviour from attendees drinking alcohol, which is permitted from 11am – 9.30/10pm. The Scout group meets in the evening and sometimes at the weekend. Nursery open from 8.30 am. We constantly use our garden as a quiet "safe space" for ourselves and our family.

- **Parking Nuisance and Emergency Vehicle Access**

Parking is already very difficult in the Croft area, especially at peak times with dangerous parking evident in areas that are clearly marked with double yellow lines. Access for emergency and delivery vehicles is already challenging. Parsonage Lane is a “dead-end” requiring cars to either complete complex 360 degree turns or reversing back up the lane. The lane is used by dog walkers, mums pushing pushchairs/young children plus residents from the care home at the Old Vicarage. Have the emergency services been contacted with regard to their view on access in the event of an emergency either at The Croft Hall or the surrounding area and in particular Parsonage Lane ?

2. Conditional Acceptance of the Side Hall (Subject to On-Site Supervision)

While I understand the desire to utilize the side hall, operating three concurrent zones (Main Hall, Side Hall, and Outdoor

Space) without active management is a recipe for operational failure. Currently, there is **no on-site supervision** provided by the venue during private hires. This has forced me, as a neighbour, into the unacceptable position of becoming the default "policing force" to notify noise and disruption to The Croft Hall team.

The venue's booking conditions state a maximum sound limit of 90dB, but because there is nobody on-site to monitor or enforce this, it is all too easily breached. Furthermore, the event on 10th July 2026 saw widespread illegal parking on double yellow lines surrounding the site, causing bottlenecks that would obstruct emergency service vehicles trying to access properties on Parsonage Lane, The Croft Hall, the nursery, or the scout hut.

Requested Conditions

To balance the success of the hall with public safety and the prevention of public nuisance, I ask the Licensing Sub-Committee to implement the following mandatory conditions if the side hall variation is approved:

1. **Mandatory On-Site Supervisor:** A designated representative or marshal from The Croft Hall must be physically present on-site for the duration of any licensed event involving live/recorded music or alcohol.
2. **Active Parking Management:** The on-site supervisor must actively marshal parking at the start and end of events to completely prevent illegal parking on the surrounding double yellow lines, ensuring emergency vehicle access to the area remains clear.
3. **Active Noise Monitoring:** The on-site supervisor must be equipped with a decibel meter to actively enforce the 90dB limit, or a fixed db unit installed with auto cut off, if the 90 db level is exceeded for a set period of time.
4. **No Open Doors:** A strict condition that all external doors and windows facing the rear garden, nursery, and scout hut must remain closed during any regulated

entertainment (except for emergency egress). The Croft Hall does have AC installed.

By implementing these conditions, the council can support the charity's indoor expansion and economic growth while protecting the community, the children, and the immediate neighbours from harm and nuisance.

There are already other venues in Hungerford and in particular providing the use of an outdoor space and the economic impact of allowing The Croft Hall to expand its capabilities on the other venues has to be taken into account. In particular I would highlight that the Croft Field has an ideal alternative outdoor location with a kitchen and indoor facilities available in the same area at The Croft Field. This an established venue for outdoor events which has recently been refurbished. It has been used for events, plays and live music and does so on a regular basis. The Croft Field is owned by West Berkshire Council and run by the Hungerford Town Council. The outdoor space at The Croft Hall would effectively be duplicating/competing for the same business as The Croft Field.

I believe that the Croft Field does provide onsite supervision and can apply for a temporary license to sell/consume alcohol as required. The events held on the field also allow attendees to BYOB.

This is primarily a residential area, and it is worth remembering that we live in a conservation zone area and that the Croft has "Protected Status" and The Croft Hall falls directly inside the historical boundary of the Hungerford Conservation Area.

I appreciate your review of my representations in regard to this proposed License Variation and await your response.

Yours faithfully,

Shirley Cartey

[REDACTED]

Hungerford, RG170 [REDACTED]

[REDACTED]

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From: Simon Cartey <[REDACTED]>
Sent: 30 July 2026 17:19
To: Licensing; Rachel Clarke
Cc: cllr.jerry.keates [REDACTED]
Subject: Fw: Formal Representation: The Croft Hall Premises Licence Variation (RG17 0HY)
Ref 37590 app30014
Attachments: CroftHall.Hungerford.Vary_a_premises_licence_Redacted.pdf;
CroftHall.Hungerford.Vary_a_premises_licence_Redacted.pdf; The Croft Hall License
Variation PDF.pdf
Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Dear Rachel

Re: Application for a Variation to a Premises Licence – The Croft Hall, The Croft, Hungerford, RG17 0HY
Ref 37590 app30014

I am writing as an immediate residential neighbour to comment on the proposed licence variation for The Croft Hall. My property [REDACTED] RG17 0 [REDACTED], shares a direct boundary with The Croft Hall and the rear outdoor space, which also borders the local nursery school and scout hut.

As a Hungerford resident of 38 years, and long-term neighbour of The Croft Hall for 9 years, I wish to state clearly at the outset that **I fully accept, value, and support The Croft Hall as a venue for community events and performances.**

Regrettably, over recent years/months, live and recorded entertainment has become progressively louder, culminating in severe disruption during an event on **10th July 2026, that included the use of the outdoor space.** See attached document that includes evidence from that event plus pictures showing the proximity of the proposed outdoor space to our house/garden and the nursery school and scout hut.

I am objecting to the inclusion of the **rear outdoor space**, but I am willing to support the licensing of the **side hall only** if strict, legally binding conditions regarding on-site management are attached to the licence.

I submit this representation under the objectives of **The Prevention of Public Nuisance and Public Safety** based on the following grounds:

1. Total Objection to the Rear Outdoor Space (Public Nuisance & Safeguarding)

I explicitly request that the variation to include the rear outdoor space be **refused entirely.**

- **Sound levels/Escape:** The event on 10th July 2026 demonstrated that when patrons utilize the rear outdoor space, the hall's doors are left wide open. This allowed very loud music from the indoor PA system to spill out uncontrollably into the neighbourhood. Even with our own doors and windows fully closed, the sound penetrated our home. The variation would also allow recorded music, live plays and live music to be played in the outdoor space, with direct transfer of any sound plus noise generated by patrons. The sound levels would therefore be even louder than experienced on the 10th July. Effectively this would become a pub garden with a PA system and live or recorded music.

- **Proximity to Youth Spaces:** Permanently licensing this outdoor area for crowd gathering and alcohol consumption directly adjacent to a residential garden, a nursery school, and a scout hut creates a public nuisance and introduces unacceptable safeguarding and overlooking concerns for local children. The attached pictures show how the nursery school play space borders directly onto the outdoor space and pedestrian access to the scout hut runs parallel to the space, with their outdoor activity area directly bordering the proposed outdoor space. The outdoor space would inevitably become a smoking/vaping area as well as an area to purchase and consume alcohol. Both activities with open view of the youth spaces. The hours permitted are 11am - 9.30pm/Curfew at 10pm ... this "window" would cover all the opening hours of the Nursery and Scout group and a potential 11-hour time period for disruption of our use of our garden. We have five grandchildren ranging in age from 2 - 7 years old who visit us very regularly and would be equally affected by licensed events immediately adjacent to our garden. .
- **Anti-Social Behaviour/ Public Nuisance**

The rear outside space was previously a Play Group playground, which is totally acceptable. But it is not suitable to be licensed, which will allow consumption of alcohol and inevitably smoking/vaping, especially given the direct proximity to the Scouts Hut, Nursery School or our garden. It is far too intrusive and there is no effective way to control the sound and potential anti-social rowdy behaviour from attendees drinking alcohol, which is permitted from 11am – 9.30/10pm. The Scout group meets in the evening and sometimes at the weekend. Nursery open from 8.30 am. We constantly use our garden as a quiet "safe space" for ourselves and our family.

2. Conditional Acceptance of the Side Hall (Subject to On-Site Supervision)

While I understand the desire to utilize the side hall, operating three concurrent zones (Main Hall, Side Hall, and Outdoor Space) without active management is a recipe for operational failure.

Currently, there is **no on-site supervision** provided by the venue during private hires. This has forced me, as a neighbour, into the unacceptable position of becoming the default "policing force" to notify noise and disruption to The Croft Hall team.

The venue's booking conditions state a maximum sound limit of 90dB, but because there is nobody on-site to monitor or enforce this, it is all too easily breached. Furthermore, the event on 10th July 2026 saw widespread illegal parking on double yellow lines surrounding the site, causing bottlenecks that would obstruct emergency service vehicles trying to access properties on Parsonage Lane, The Croft Hall, the nursery, or the scout hut.

Requested Conditions

To balance the success of the hall with public safety and the prevention of public nuisance, I ask the Licensing Sub-Committee to implement the following mandatory conditions if the side hall variation is approved:

1. **Mandatory On-Site Supervisor:** A designated representative or marshal from The Croft Hall must be physically present on-site for the duration of any licensed event involving live/recorded music or alcohol.
2. **Active Parking Management:** The on-site supervisor must actively marshal parking at the start and end of events to completely prevent illegal parking on the surrounding double yellow lines, ensuring emergency vehicle access to the area remains clear.
3. **Active Noise Monitoring:** The on-site supervisor must be equipped with a decibel meter to actively enforce the 90dB limit, or a fixed db unit installed with auto cut off, if the 90 db level is exceeded for a set period of time.

4. **No Open Doors:** A strict condition that all external doors and windows facing the rear garden, nursery, and scout hut must remain closed during any regulated entertainment (except for emergency egress). The Croft Hall does have AC installed.

By implementing these conditions, the council can support the charity's indoor expansion while protecting the community, the children, and the immediate neighbours from harm and nuisance. Additional points for consideration -

1. The increased capacity for events generated by the licensing of the Croft Hall side hall and outdoor space would need to be accommodated within an area already providing facilities and entertainment which are intensely grouped together within The Croft area ...
 - Tennis Courts
 - Hungerford Club/Pub
 - Annual Hungerford Club Beer Festival, which includes 3 days of loud live music
 - Doctors Surgery
 - Croft Field and halls/kitchen
 - Croft Field Events – Monthly Food Market etc.
 - Hungerford Nursery School
 - St Lawrences Church and community rooms
 - The Croft Hall – Main Hall
 - The Croft Hall - Physio and Chiropractor practice located above the Croft Hall
 - The Old Vicarage Residential Care Home

Parking is already very difficult in the Croft area, especially at peak times with dangerous parking evident in areas that are clearly marked with double yellow lines. Access for emergency and delivery vehicles is already challenging. Parsonage Lane is a “dead-end” requiring cars to either complete complex 360 degree turns or reversing back up the lane. The lane is used by dog walkers, mums pushing pushchairs/young children plus residents from the care home at the Ol Vicarage.

2. What is the total maximum projected capacity of all three locations at The Croft Hall ?
3. 9.30pm or 10pm ? ...Section M, clause D states the curfew starts at 10pm, but section A states licensed until 9.30pm ?
4. Acoustic or amplified music makes no difference as acoustic could include a whole brass band etc. Variation also requests for recorded music to be permitted which can be just as loud if not louder than live music. Example - Recorded music would allow ... DJ, Drum & Bass etc. club type music.
5. Current booking conditions make no mention of parking, or obeying legal requirements not to park on double yellow lines

I would also add that there is an ideal alternative outdoor location with a kitchen and indoor facilities available in the same area at The Croft Field. This an established venue for outdoor events which has recently been refurbished, which is currently used for events, plays and live music and does so on a regular basis. The Croft Field is owned by West Berkshire Council and run by the Hungerford Town Council. The outdoor space at The Croft Hall would effectively be duplicating/competing for the same business as The Croft Field.

I appreciate your review of my representations in regard to this proposed License Variation and await your response.

FYI ... I have discussed this License Variation Application with Jerry Keates, the Mayor and Chairman of Hungerford Town Council (copied on this email) and the application will now be discussed at the next full Town Council meeting on the 3rd August 2026.

Attached -

- Full License Variation Application
- PDF Deck with plan and pictures of the area to show proximity of [REDACTED], Nursery School and Scout Hut to the Croft Hall and Outdoor space. Plus, pictures, message transcript from myself to The Croft Hall representative and video of sound levels from the 70th Birthday event on the 10th July 2026.
- Note - See We Transfer link below for the videos - the files are too large to include in the deck.

<https://we.tl/t-dDwSW8RCdtgyOmXn>

If you require any further information please let me know.

Yours faithfully,

Simon Cartey

[REDACTED]
Hungerford, RG170 [REDACTED]
[REDACTED]

The Croft Hall License Variation

Ref 37590 - App 30014

Appendix Pack Including –

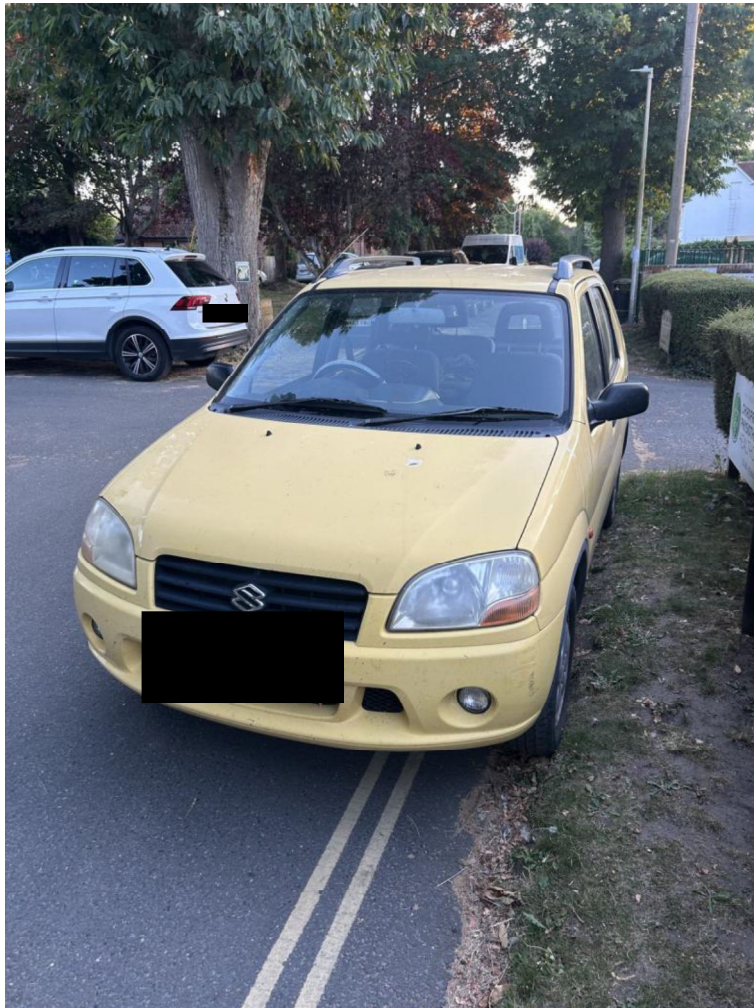
- 1. 10th July Event pictures and message transcript.**
- 2. Videos sent in separate We Transfer <https://we.tl/t-dDwSW8RCdtgyOmXn>**
- 3. Pictures/plan of area showing proximity of 26 The Croft, Nursery School and Scout Hut to the proposed outdoor space**
- 4. Plan showing proximity of alternative outdoor venue.**

Recent event held at The Croft Hall

- Friday 10th July the Main Hall was in use for a 70th birthday party.
- The rear outdoor space was also being used ... the party was freely accessing the outside area to gather/socialise with drinks in hand.
- With both the front and back doors open this meant the Air Con units were working very hard, pumping out excessive hot air and noise into our drive
- Very loud announcements and live music, clearly audible from our garden and even inside our house with the doors and windows closed
- Although the music had stopped, the general noise disturbance continued through to well beyond 11pm, shouting, car doors banging etc.
- Parking was uncontrolled, with illegal parking on double yellow lines/unsafe locations preventing traffic safely navigating the turn into Parsonage Lane safely. Emergency vehicles would have been prevented/delayed accessing properties in Parsonage Lane including The Croft Hall.

The Croft Hall 70th Party Event

Friday 10th July at 8.50pm



Examples of Vehicles Parked on Double Yellow Lines

The Croft Hall 70th Party Event

Friday 10th July at 8.50pm



Video recording of sound levels

<https://we.tl/t-dDwSW8RCdtgyOmXn>

The Croft Hall 70th Party Event

Friday 10th July at 8.50pm



Video recording of sound levels

<https://we.tl/t-dDwSW8RCdtgyOmXn>

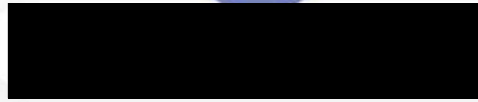
The Croft Hall 70th Party Event

16:02

56



ok see you T will



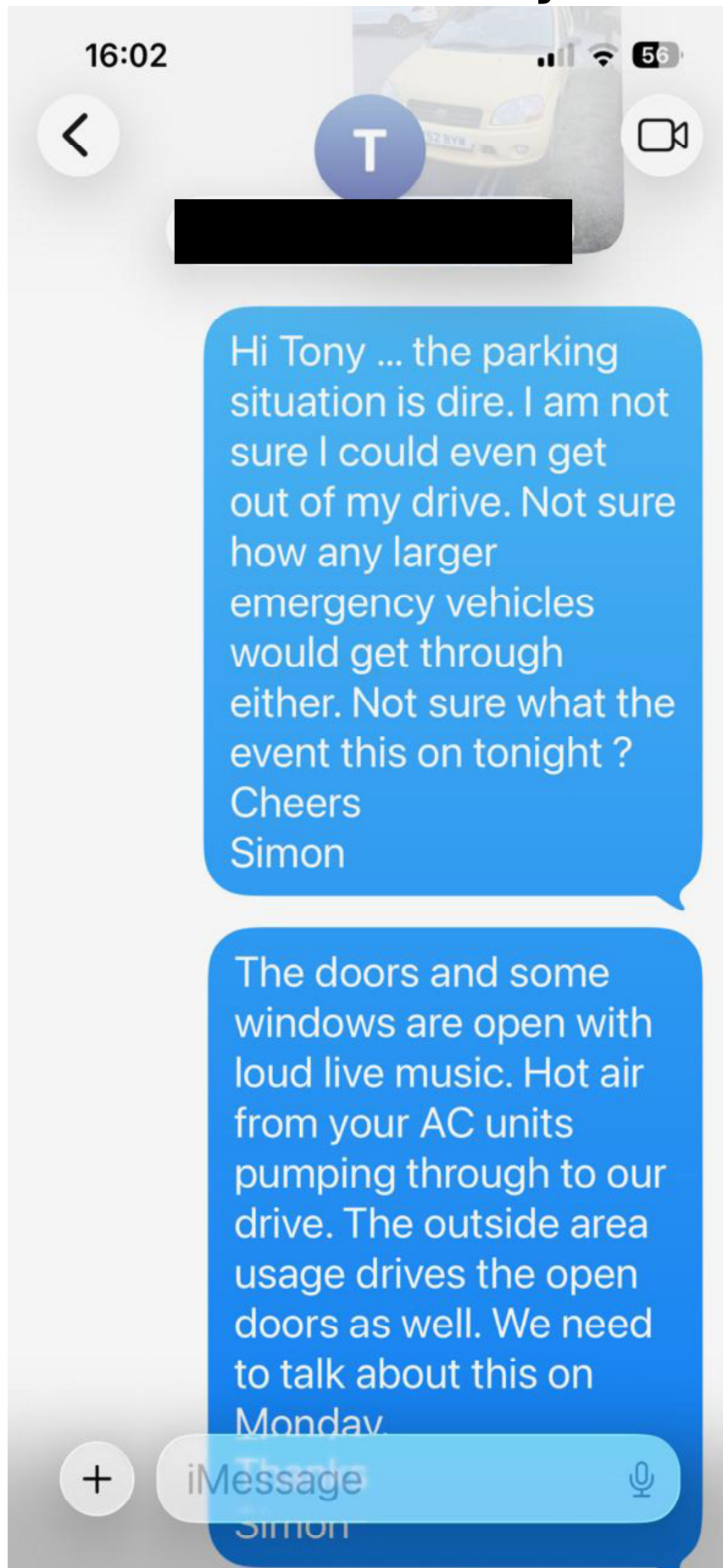
Ok

**TEXT Transcript
of messages
sent to Tony,
who is my main
contact at the
hall**

Sat 11 Jul at 20:54



The Croft Hall 70th Party Event



The Croft Hall 70th Party Event

16:02

56



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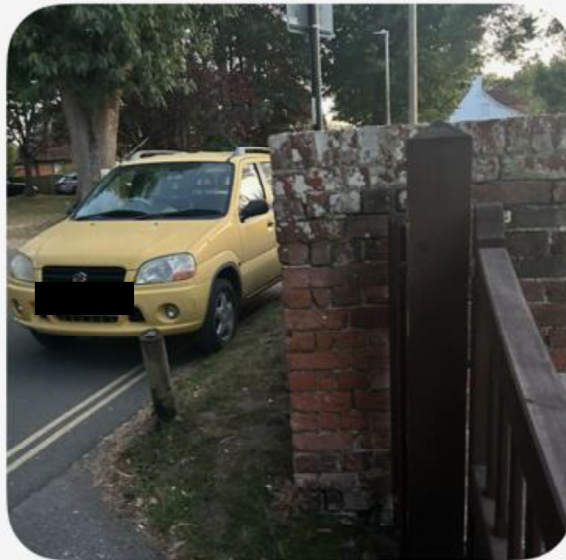


Hi they are moving the car

The other white one is also on double yellow lines ... and that just what I can see from my drive

Car Still there at 9.41pm

I again checked at approx. 10.30pm and it hadn't moved



It's still there ... and it's just getting louder and louder

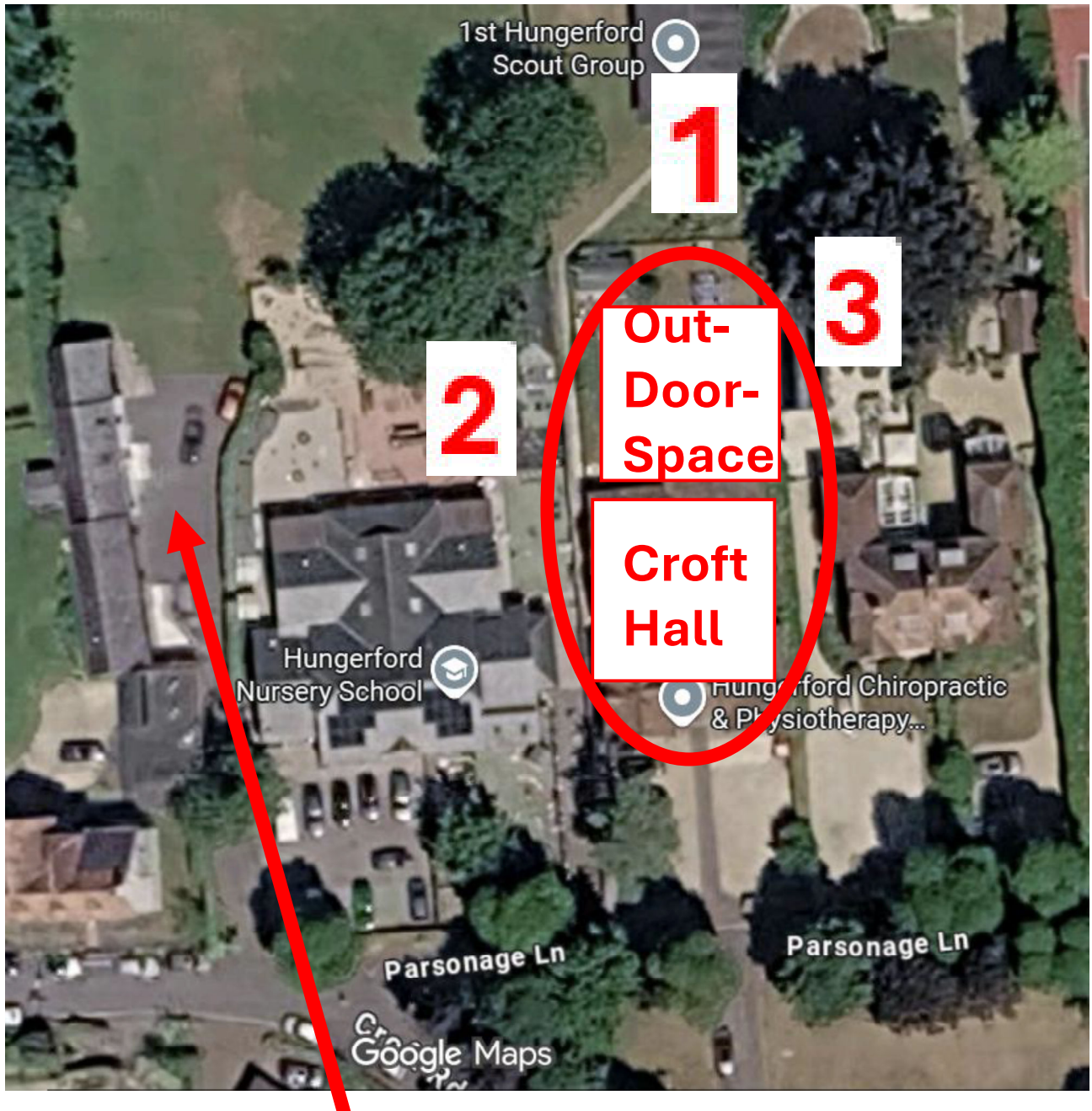


iMessage



The Croft Hall outdoor space directly borders ...

1. Scout Group Hut,
2. Hungerford Nursery School
3. Residential property 26 The Croft



Croft Field Activity Centre – Alternative Location

The newly refurbished Croft Field Centre is now ready as a venue to be hired. It is a convenient location from Hungerford town centre.

The facilities at the Croft Field Activity Centre include:

- The Main Room with kitchenette
- A large field which is used for outside activities and overnight camping (electric hook-up)
- Toilets and accessible toilet all with showers and baby changing units

Views from 26 The Croft ... immediately next door to The Croft Hall and outdoor space



White line indicates dividing line low level picket fence between the The Croft Hall outdoor space & scout hut and nursery school



Views from 26 The Croft ... immediately next door to The Croft Hall and outdoor space



Pictures show proximity of the outdoor space to the Scout Hut and Nursery School. White line indicates dividing line low level picket fence



White line indicates dividing line low level picket fence



Pictures show proximity of The Croft Hall to the main entrance of the Nursery School and access pathway to the Scout Hut, which passes next door to the outdoor space

**Scout
Hut
Access
Path**



**Croft
Hall**



**Nursery
School**

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From: Susan Bishop <[REDACTED]>
Sent: 05 August 2026 10:06
To: Licensing
Subject: Croft Hall

This email was delivered from an External Source. Please use caution before clicking any links or opening attachments.

Dear Sir

I would like to raise a objection to the application for Variation to a Premises Licence at the Croft Hall Hungerford R17 0HY

There are already venues in the Croft area that provide ideal premises for outdoor events such as the Hungerford club and the Croft field which has been refurbished and has both indoor and outdoor facilities .

Parking is already a problem in the area with access often difficult due to poor parking and the fact that Parsonage Lane is a dead end .

The Croft Hall is well used for multiple functions and the inclusion for further use of the area at the rear of the Hall which may cause issues for neighbours seems unnecessary and seems to duplicate the functions already covered by the Hungerford club and the Croft field

I hope these issues will be taken into account prior to granting any additional license .

Regards
SueBishop

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