

(Redacted)
RG7 5

29 October 2023

Dear Sir,

Re: LA2003 Ref: 22873 Beenham - Awberry Barn, Awberry Farm – New Premises Application

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

I have reviewed the application and the applicant's Noise Management Plan (NMP) in relation to the Application he has submitted and wish to highlight several anomalies. Reference: 'Management command and communication structure', the applicant states that at all times the premises will be operated by the two owners who are personal licence holders and the manager who will also be a personal licence holder. However, the Application itself only refers to Nigel Hopes and the section covering the "Second Individual applicant" and "Other Applicants" has not been completed. On the application there are no signatures other than a "Duly Authorised Agent", typed name, which does not cover the other unnamed supposed Licence holder.

The licence request does not include a request to license the activities which are proposed for the 'modern' converted agricultural barn where food will be prepared and served and in all likelihood alcohol, as this is a designated break out area, particularly for meet and greet occasions when used as a wedding venue. All of which is outlined in great detail in the NMP which also refers to both live and amplified (recorded?) music, which has not been requested in Part 3 Operating Schedule of the Premises Licence Application. However, under the licensing objective d) The prevention of Public Nuisance indicates in detail that amplified music will take place. Has a wedding licence already been granted for the modern barn & the Tythe barn? The applicant states that both buildings will be used if the weather demands.

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

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

An additional issue affecting **The Protection of Children** is the late-night noise of cars exiting the premises and the light pollution caused by the cars in the car park and the carpark lighting itself, queuing with the engines running polluting this previously unspoilt AONB. Exiting the premises and travelling through the village is likely to cause traffic jams, particularly if encountering traffic coming the other way, passing through the village to gain access to surrounding villages. This exodus cannot possibly take place in 15 minutes as planned.

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

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

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

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

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

Yours faithfully,

Nola Rice-Wood