

# Licensing Sub-Committee Report

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## Benham Park House, Speen, Newbury, West Berkshire, RG20 8LU

### (Application Number 29442 )

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<b>Type of Application:</b>	New Premise Licence
<b>Town Council:</b>	Newbury Speen
<b>Ward Members:</b>	Councillor Martha Vickers, Councillor Anthony Amirtharaj
<b>Case Officer:</b>	John Marriott, Licensing Officer
<b>Portfolio Holder:</b>	Councillor Tom McCann
<b>Service Director:</b>	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 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.

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 16<sup>th</sup> February 2026, an application was received by the Council on behalf of Benham Park Enterprises Ltd, Tittlesford Farm, The Haven, Billingshurst, RH14 9BG for a new premises licence under the Licensing Act 2003 in respect of Benham Park Estate, Speen, Newbury, West Berkshire, RG20 8LU.
- 3.2. The application was validated on 16<sup>th</sup> February 2026, and the consultation process began on 17<sup>th</sup> February 2026 and ran until midnight, 16<sup>th</sup> March 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 application would undermine the prevention of crime and disorder, the prevention of public nuisance, public safety and/or the protection of children from harm licensing objectives.

- 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 16<sup>th</sup> February 2026 from Benham Park Enterprises Ltd seeking a new premises licence under the Licensing Act 2003 for Benham Park. This application is recorded under reference 29442. A copy of the application is attached as **Appendix 0A** and the plan of the premises is attached as **Appendix 0B**. The details of the Designated Premises Supervisor is attached as **Appendix 0B2**.
- 4.2. The application seeks a premises licence to permit the following licensable activities: -

**Supply of Alcohol:**

Monday – Sunday 10:00hrs – 23:59hrs – On and off the premises

**Live Music:**

Monday – Sunday 10:00 – 23:59 – Indoors and Outdoors

**Recorded Music:**

Monday – Sunday 10:00 – 23:59 – Indoors and Outdoors

**Plays/Films/Dance**

Monday – Sunday 10:00 – 23:59 – Indoors and Outdoors

**Late Night Refreshment:**

Monday – Sunday 23:00 – 05:00 – Indoors only

## 5. Background information

- 5.1. Benham Park Estate is 2 miles (3.2 kms) west of Newbury and ½ km from the junction of the A34. It is in the Marsh Beham area of the parish of Speen.
- 5.2. The main house is a grade 2 listed building and is positioned within 140 acres of parkland. In 1982 the House was sold to Norwegian IT company, Norsk Data, this marked a change in function from private residence to commercial technology. Norsk Data collapsed in the early 1990s, but the property continued as a multi occupancy office complex.
- 5.3. The IT services company 2e2 occupied the House until 2012. From 2010/11 the House was sold and returned to private ownership. It is believed the intention was for restoration and redevelopment with potential for luxury residence or high-end redevelopment (wellness centre proposals).
- 5.4. 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.
- 5.5. The house has been renovated by the current owners and from details provided the main building is approximately 30,000 square feet across basement, ground and upper floors.
- 5.6. The application states that the venue will be for exclusive hire only. There will be no public access, no ticketed events or walk-in trade, and no recurring commercial programme of events.
- 5.7. From additional information provided by the applicant the events envisaged in the operation overview includes wellness retreats, corporate retreats, weddings, private celebrations, product launches and charitable or cultural events.
- 5.8. It is anticipated that in year 1 they will hold a maximum of 20 events. Thereafter, circa 35 events per annum.
- 5.9. The application states that all licenced activities is within the red line boundary shown on the submitted plan (**see Appendix 0B**). The main building capacity shall not exceed 140 persons during events and can accommodate up to 20 overnight guests. External to the main building and within the red boundary maximum guest capacity is listed as 500 persons.
- 5.10. On site parking is provided for 60 vehicles. A separate parking area is provided exclusively for on-site contractors for planned events.
- 5.11. Ingress and egress to the site is by the East Gate only. This is located on the A4, Newbury/Hungerford Road, approximately ½ mile from the A34 junction.

5.12. The application seeks to run licenced events between 10am and midnight. The provision of outdoor amplified music will stop at 23:00 hrs. Indoor regulated entertainment and alcohol will cease by 23:59 hrs.

## 6. Consultation

6.1. The 28-day consultation period ran from 17<sup>th</sup> February 2026 to 16<sup>th</sup> March 2026. Responsible Authorities, Ward Members and Speen Parish Council were advised by email on the 17<sup>th</sup> February 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 Newbury Weekly News on 26<sup>th</sup> February 2026.

6.2. A total of 19 representations were received, 17 from residents and two from ward councillors, the 17 valid representations are attached at **Appendices 1-19**.

## 7. Responses Received

Fire Authority – Response received – propose no representation

The Chief Officer of Police Thames Valley – No objections

Environmental Health – Response received – no comment or observation

Environmental Health (Public Nuisance) – Response received – No objections (see **Appendix 20**)

Planning Enforcement – None received (**See section 8.8**)

The Local Enforcement Agency for the Health and Safety at work etc. Act 1974 – Response received – no objections

Trading Standards – Response received – no objections.

Children’s Safeguarding Board – None received.

Public Health – Response received- No comments

Home Office – None received.

The Licensing Authority – None received.

Speen Parish Council – No Objections

## 8. Summary of Relevant Representations

8.1. The representations received raise concerns that the granting of the licence would undermine the licensing objectives. The key issues raised include:

### 8.2. Prevention of Public Nuisance

- Noise from amplified music, outdoor events and guest activity
- Late-night disturbance, particularly from dispersal of guests
- Concern regarding frequency and scale of events
- Impact on residential amenity in a rural setting

### 8.3. **Public Safety**

- Increased traffic on narrow rural roads
- Highway safety concerns, including access and junction (A4)
- Parking provision and potential overspill

### 8.4. **Prevention of Crime and Disorder**

- Concerns relating to alcohol consumption
- Potential for anti-social behaviour and disturbance during dispersal
- Risk of trespass onto neighbouring land

### 8.5. **Environmental and Amenity Impact**

- Impact on rural character and tranquillity of the area
- Impact on nearby residential properties

### 8.6. **General Concerns**

- Lack of clarity regarding event frequency and scale
- Concerns regarding the adequacy and enforceability of management plans

### 8.7. **Site and Location Context**

The premises is located within a rural setting, surrounded by parkland and agricultural land

The submitted plans show that:

- Activities are confined within a defined red line boundary
- The principal event area is centrally located within the estate

Nearby residential properties are shown on the attached plan. From the main house the residential properties are located approximately

- 250m to the southwest
- 400m to 500m to the west

The surrounding landscape includes open parkland and mature tree belts

### 8.8. **Planning**

Although the Local Planning Authority made no formal representations during the formal consultation period, Planning officers have met and, been in consultation with, the operators.

In summary the Local Planning Authority has reviewed the current use of the site and advises that the authorised "Medical Park" use can encompass a range of wellbeing and therapeutic activities. On the basis of the information currently available, no formal enforcement action is being pursued at this time.

The Planning Authority has also advised that any events taking place at the site would need to remain ancillary to the primary Medical Park use. The planning position will be kept under review, and any material changes in the nature or scale of activities may require further assessment under planning legislation.

Members are reminded that planning and licensing operate under separate legislative regimes, and the determination of this application should be made on its own merits with regard to the licensing objectives.

## 9. Options

- 9.1. 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.
- 9.2. Members are asked to consider, after taking the representations both oral and written into account, and having due regard to the licensing objectives, whether the application for the Premises Licence should be granted or rejected. Members will need to give reasons for their decision.
- 9.3. If Members are minded to approve the application, they need to consider any additional conditions, other than those contained in the operating schedule, and any relevant mandatory conditions in ss19-21 of the Licensing Act 2003. Modification of conditions includes adding, omitting or altering a condition.
- 9.4. If members are minded to include any additional conditions, they will need to provide their reasons for doing so in the decision notice.

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## Background Papers: Relevant Legislation

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

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## 10. Appendices

Appendix 0 Appendix A – Application  
Appendix 0 Appendix B – Plan  
Appendix 0 Appendix B2 - Designated Premises Supervisor details  
Appendix 0 Appendix C - Benham Park Response to Representations from Applicant  
Appendix 0 Appendix D1 - Noise Management Plan  
Appendix 0 Appendix D2 - Park Audio Levels Report  
Appendix 0 Appendix E - Event Management Plan  
Appendix 0 Appendix F - Fire and Life Safety Manual  
Appendix 0 Appendix G - Information for Neighbours  
Appendices 1 – 17 Representations from Objectors

Appendices 18-19 - Ward Member submissions  
Appendix 20 – Representations from Responsible Authority (Environmental Health)

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