

To: Licensing Team
West Berkshire Council

Subject: Representation – Objection to New Premises Licence Application at Benham Park. Ref No: IC App 29442

I write to formally object to the application for a new Premises Licence at Benham Park. My representation relates primarily to the licensing objectives of the prevention of public nuisance, the prevention of crime and disorder, and public safety.

Benham Park is situated within a small residential community. Mine is one of several nearby homes within Benham Park that would be directly affected by the activities proposed under the licence, particularly if events are permitted throughout the day and late into the evening. The application indicates 24 hour operation, with entertainment hours from 10:00 to 23:59, which would allow for prolonged periods of activity and noise in close proximity to residential properties. Continuous events during these hours have the potential to generate sustained noise from music, public address systems, generators, and large groups of attendees. This would have a significant negative impact on residents' ability to enjoy their homes and gardens in what is currently a quiet residential environment.

I am particularly concerned that the application includes the possibility of alcohol being served throughout the day and into the late evening. Extended alcohol service significantly increases the risk of noise, disorderly behaviour, and antisocial conduct as the day progresses, especially as attendees depart the venue later at night. Allowing licensable activities up to 23:59 (and up to 11pm outside) will result in late-night disturbance from guests when they are outside, when they are leaving the premises, their vehicle movements, and associated noise.

There are also concerns regarding access and traffic management. Benham Park includes a private residential road that serves the nearby homes. There is a real possibility that event attendees, suppliers, contractors, and service vehicles may attempt to use this private road to access or service the venue, particularly during event setup and breakdown periods. This could create disruption, safety concerns, and congestion in an area not designed to accommodate event-related traffic.

In addition, the rear exit gate of Benham Park is currently open and provides a direct route into the private residential area. Without appropriate controls, this could result in event attendees wandering into the residential section of Benham Park, particularly during large events or late in the evening. This would raise concerns regarding both antisocial behaviour and the safety and privacy of residents.

For these reasons, I strongly object to the application in its current form, particularly the proposal for licensable activities continuing until 23:59. Such late hours would significantly increase the likelihood of disturbance and nuisance to nearby residents.

