
From: Ella May Wetherell [REDACTED]
Sent: 11 March 2026 16:06
To: Licensing <licensing@westberks.gov.uk>
Cc: Bo Wetherell [REDACTED]
Subject: Ref No: IC App 29442 - Benham Park Estate, Speen, Newbury, RG20 8LU

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

Dear Licensing Authority,

Ref No: IC App 29442

I write to make a formal representation regarding the Premises Licence application submitted in respect of:

Benham Park Estate, Speen, Newbury, RG20 8LU

Our representation is made as a neighbouring residents and relates to the licensing objectives of the Prevention of Public Nuisance and Public Safety.

1. The property is a Grade II* Listed Building with a lawful planning use as private residential dwellinghouse

2. It would appear that they wish to change the nature of the house to events and seeking a licence.

The owners now want to operate the property as a commercial events venue, openly marketing it for weddings, corporate events, luxury brand activities, and similar commercial gatherings for up to 500 outside, 150 internally and erection of marquees for 650 guests plus 10 overnight rooms. Most websites are advertising it for 800 guests!

The people called Benham Park Events are a monetising property company and I would like to raise the following concerns as to noise, traffic and public nuisance that have not been assessed through the normal planning process as of today's date.

Our concerns are:

Traffic and dangerous amounts of cars trying to access the A4 bath road and nearby roundabout accessing Newbury and the A4 from one small driveway off the A4, at one time as these events proposed are not staggered but start and end at certain times. No traffic plan in place that we are aware of and none presented although asked for. A major accident occurred last Thursday 5th and shut this part of the A4 all day and into the night. The police were out twice/three times last week with broken down cars/horseboxes clogging the roundabout and the gas tanker overturning and RTA with the car on the 1 mile stretch of road, the emergency services should also be notified of this large amount of extra traffic.

Noise, amplified sound, 650 guests in a marquee, live music, late alcohol licence with entertaining extension to 5am?

Noise travels we are in a valley, there is a large amount of water, some people are in walled gardens which reverberate sound, the local residents bought their homes for their quiet enjoyment and rural tranquility not a disco every weekend especially in the summer months with windows open, as most weddings etc are held in the good weather, it will be awful, especially as they have stated 95 decibels and we are only 150m away from their red licensing boundary, if not closer.

With these amounts of people security is also a problem especially with a public footpath running through the estate.

The lake is a public safety hazard, it is not cordoned off, with alcohol especially if it is licenced all day and night, accidents happen and this applies to childrens safety as well, with a large open amount of water unattended and a fast flowing river less than 50m from the licence boundary and house it is a big safety concern.

I would like to request the licensing sub committee refuse the application given the lack of insight and duty of care demonstrated by the applicant to this heritage building, the grounds (parking), the traffic, the residents, the noise levels, the public safety.

If granted we as a community will suffer from

Noise, day and night, live music, amplified sound, speeches, light shows, drones, helicopters!

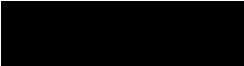
Traffic problems, congestions, safety, noise, even more pollution with 600 or more cars/vans/coaches queuing to get in and out of that small driveway on to the A4.

The owner of the property spent a lot of time restoring this residence into a private residence with maximum 10 bedrooms, it should be respected as that, not a party venue for 650 people plus. The company applying for this application monetised Kirtlington Park and they have been limited there to 200 people and 11.30pm departure, this property is larger and has more bedrooms if this is of interest.

We are all as a community, residents of Benham Park or Marsh Benham absolutely against this licence application.

Kind regards

Ella and Bo Wetherell


Marsh Benham
Newbury
RG20 8