
From: Peter Wetherell [REDACTED]
Sent: 10 March 2026 17:08
To: Licensing <licensing@westberks.gov.uk>
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.

AMENDED VERSION

10/03/26

Public Protection Partnership,
Theale Library,
Church Street,
Theale,
Berkshire, RG7 5BZ

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

My representation is made as a nearby resident 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 an appropriate lawful planning use as a C3 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 activations, and similar commercial gatherings for up to 140 guests internally and erection of marquees for 500 guests plus 10 overnight rooms.

I respectfully draw the Licensing Authority's attention to the following:

A commercial events venue operating adjacent to the North Wessex Downs National Landscape and in a rural residential area — raises serious concerns as to noise, traffic, and public nuisance that would not have been assessed through the normal planning process, as that process has been bypassed.

I attended a meeting today with the Benham Park Enterprises (BPE) as did other residents of the “estate”.

Concerns were raised regarding traffic and dangers about the number of cars exiting onto the A4. BPE stated that there will be a management plan, but none has been presented.

Concerns were raised about the noise and erection of marquees for 500 guests with entertaining extension up to 5:00 am.

Noise will travel and do so during the most sensitive hours of the day. As local residents we as did many others, bought into the tranquillity of the estate and the overall area.

Concerns also about security on the estate.

Concerns regarding the public safety on the estate.

It is obvious that the grounds have not been maintained over many years and the thought of younger wedding guests going “off piste” could be a danger.

And lastly overall public safety as I do not believe that all safety aspects are in place.

I respectfully request that the Licensing Sub-Committee refuse the application given the paucity of management rigour that has been demonstrated by the Applicant.

It is clear to me and my neighbours that if granted, a Premises Licence at this site will cause us to suffer from:

- Noise from patrons at different times of the day, both inside the Premises and outside the Premises, when arriving and when leaving
- Noise from Live and Recorded Music at different times of the day, both inside the Premises and outside the Premises
- Issues with traffic congestion, causing noise and threatening the safety of road users on the A4

I am sure that BPE have all best intentions however I have reservations as to the consequences of this application.

The owner spent considerable sums in restoring the property into a private residence.

It now looks like a change of use to “licensed events” just to generate monies to offset the costs of running the estate as an absentee landowner.

My concern is that this sets a precedent to a possible future owner should the present owner become even more despondent over his ownership.

Yours sincerely,

Peter Wetherell

██████████
██████████ **Marsh Benham**

Newbury RG20 8 ██████████