

From: Shirley Cartey <[REDACTED]>
Sent: 04 August 2026 08:16
To: Licensing; Rachel Clarke
Subject: Application for a Variation to a Premises Licence – The Croft Hall, The Croft, Hungerford, RG17 0HY Ref 37590 app30014

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Dear Rachel

Re: Application for a Variation to a Premises Licence – The Croft Hall, The Croft, Hungerford, RG17 0HY

Ref 37590 app30014

I live at [REDACTED] RG17 0[REDACTED], which is [REDACTED] next door to The Croft Hall including the garden at the back of the hall.

I and all our family really appreciate The Croft Hall as a community amenity space, and I have both run art classes at the hall and regularly attend Tai Chi events. We have lived in Hungerford for 38 years and moved next door in January 2017, over more recent years we have noticed how the noise levels, anti-social behaviour and illegal parking have substantially increased.

I therefore wish to lodge my objection to the section of the license variation that wants to include the garden for the sale and consumption of alcohol plus the playing of live and recorded music, performances and other events

However, I have no objection to the side hall being licensed. But importantly ... the events must have someone from The Croft Hall team to supervise the events in person to ensure that the doors are kept shut to prevent sound escaping and manage the parking situation.

I submit this representation under the objectives of **The Prevention of Public Nuisance** and **Public Safety** based on the following grounds:

1. Objection to the Rear Outdoor Space (Public Nuisance & Safeguarding)

I explicitly request that the variation to include the rear outdoor space be **refused entirely**.

- **Sound levels/Escape:** An event on 10th July 2026 demonstrated that when patrons utilize the rear outdoor space, the hall's doors are left wide open. This allowed very loud music from the indoor PA system to spill out uncontrollably into the neighbourhood. Even with our own doors and windows fully closed, the sound penetrated our home. The variation would also allow recorded music, live plays and live music to be played in the outdoor space, with direct transfer of any sound plus noise generated by patrons. The sound levels would therefore be even louder than experienced on the 10th July. Effectively this would become a pub garden with a PA system and live or recorded music.

- **Proximity to Youth Spaces: Hungerford Nursery School and Hungerford Scout Group Hut**

Permanently licensing this outdoor area for crowd gathering and alcohol consumption directly adjacent to a residential garden, a nursery school, and a scout hut creates a public nuisance and introduces unacceptable safeguarding and overlooking concerns for local children. The nursery school play space borders directly onto the outdoor space and pedestrian access to the scout hut runs parallel to the space, with their outdoor activity area directly bordering the proposed outdoor space. The outdoor space would inevitably become a smoking/vaping area as well as an area to purchase and consume alcohol. Both activities with open view of the youth spaces. The hours permitted are 11am - 9.30pm/Curfew at 10pm ... this "window" would cover all the opening hours of the Nursery and Scout group and a potential 11-hour time period for disruption of our use of our garden. We have

five grandchildren ranging in age from 2 - 7 years old who visit us very regularly and would be equally affected by licensed events immediately adjacent to our garden. .

- **Anti-Social Behaviour/ Public Nuisance**

The rear outside space was previously a Play Group playground, which is totally acceptable as our any other similar activities. But it is not suitable to be licensed, which will allow consumption of alcohol and inevitably smoking/vaping, especially given the direct proximity to the Scouts Hut, Nursery School or our garden. It is far too intrusive and there is no effective way to control the sound and potential anti-social rowdy behaviour from attendees drinking alcohol, which is permitted from 11am – 9.30/10pm. The Scout group meets in the evening and sometimes at the weekend. Nursery open from 8.30 am. We constantly use our garden as a quiet "safe space" for ourselves and our family.

- **Parking Nuisance and Emergency Vehicle Access**

Parking is already very difficult in the Croft area, especially at peak times with dangerous parking evident in areas that are clearly marked with double yellow lines. Access for emergency and delivery vehicles is already challenging. Parsonage Lane is a “dead-end” requiring cars to either complete complex 360 degree turns or reversing back up the lane. The lane is used by dog walkers, mums pushing pushchairs/young children plus residents from the care home at the Old Vicarage. Have the emergency services been contacted with regard to their view on access in the event of an emergency either at The Croft Hall or the surrounding area and in particular Parsonage Lane ?

2. Conditional Acceptance of the Side Hall (Subject to On-Site Supervision)

While I understand the desire to utilize the side hall, operating three concurrent zones (Main Hall, Side Hall, and Outdoor

Space) without active management is a recipe for operational failure. Currently, there is **no on-site supervision** provided by the venue during private hires. This has forced me, as a neighbour, into the unacceptable position of becoming the default "policing force" to notify noise and disruption to The Croft Hall team.

The venue's booking conditions state a maximum sound limit of 90dB, but because there is nobody on-site to monitor or enforce this, it is all too easily breached. Furthermore, the event on 10th July 2026 saw widespread illegal parking on double yellow lines surrounding the site, causing bottlenecks that would obstruct emergency service vehicles trying to access properties on Parsonage Lane, The Croft Hall, the nursery, or the scout hut.

Requested Conditions

To balance the success of the hall with public safety and the prevention of public nuisance, I ask the Licensing Sub-Committee to implement the following mandatory conditions if the side hall variation is approved:

1. **Mandatory On-Site Supervisor:** A designated representative or marshal from The Croft Hall must be physically present on-site for the duration of any licensed event involving live/recorded music or alcohol.
2. **Active Parking Management:** The on-site supervisor must actively marshal parking at the start and end of events to completely prevent illegal parking on the surrounding double yellow lines, ensuring emergency vehicle access to the area remains clear.
3. **Active Noise Monitoring:** The on-site supervisor must be equipped with a decibel meter to actively enforce the 90dB limit, or a fixed db unit installed with auto cut off, if the 90 db level is exceeded for a set period of time.
4. **No Open Doors:** A strict condition that all external doors and windows facing the rear garden, nursery, and scout hut must remain closed during any regulated

entertainment (except for emergency egress). The Croft Hall does have AC installed.

By implementing these conditions, the council can support the charity's indoor expansion and economic growth while protecting the community, the children, and the immediate neighbours from harm and nuisance.

There are already other venues in Hungerford and in particular providing the use of an outdoor space and the economic impact of allowing The Croft Hall to expand its capabilities on the other venues has to be taken into account. In particular I would highlight that the Croft Field has an ideal alternative outdoor location with a kitchen and indoor facilities available in the same area at The Croft Field. This an established venue for outdoor events which has recently been refurbished. It has been used for events, plays and live music and does so on a regular basis. The Croft Field is owned by West Berkshire Council and run by the Hungerford Town Council. The outdoor space at The Croft Hall would effectively be duplicating/competing for the same business as The Croft Field.

I believe that the Croft Field does provide onsite supervision and can apply for a temporary license to sell/consume alcohol as required. The events held on the field also allow attendees to BYOB.

This is primarily a residential area, and it is worth remembering that we live in a conservation zone area and that the Croft has "Protected Status" and The Croft Hall falls directly inside the historical boundary of the Hungerford Conservation Area.

I appreciate your review of my representations in regard to this proposed License Variation and await your response.

Yours faithfully,

Shirley Cartey

[REDACTED]

Hungerford, RG170 [REDACTED]

[REDACTED]