

From: Simon Cartey <[REDACTED]>
Sent: 30 July 2026 17:19
To: Licensing; Rachel Clarke
Cc: cllr.jerry.keates@[REDACTED]
Subject: Fw: Formal Representation: The Croft Hall Premises Licence Variation (RG17 0HY)
Ref 37590 app30014
Attachments: CroftHall.Hungerford.Vary_a_premises_licence_Redacted.pdf;
CroftHall.Hungerford.Vary_a_premises_licence_Redacted.pdf; The Croft Hall License
Variation PDF.pdf
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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 am writing as an immediate residential neighbour to comment on the proposed licence variation for The Croft Hall. My property [REDACTED] RG17 0HY, shares a direct boundary with The Croft Hall and the rear outdoor space, which also borders the local nursery school and scout hut.

As a Hungerford resident of 38 years, and long-term neighbour of The Croft Hall for 9 years, I wish to state clearly at the outset that **I fully accept, value, and support The Croft Hall as a venue for community events and performances.**

Regrettably, over recent years/months, live and recorded entertainment has become progressively louder, culminating in severe disruption during an event on **10th July 2026, that included the use of the outdoor space.** See attached document that includes evidence from that event plus pictures showing the proximity of the proposed outdoor space to our house/garden and the nursery school and scout hut.

I am objecting to the inclusion of the **rear outdoor space**, but I am willing to support the licensing of the **side hall only** if strict, legally binding conditions regarding on-site management are attached to the licence.

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

1. Total 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:** The 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:** 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 attached pictures show how 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. 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.

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 while protecting the community, the children, and the immediate neighbours from harm and nuisance. Additional points for consideration -

1. The increased capacity for events generated by the licensing of the Croft Hall side hall and outdoor space would need to be accommodated within an area already providing facilities and entertainment which are intensely grouped together within The Croft area ...
 - Tennis Courts
 - Hungerford Club/Pub
 - Annual Hungerford Club Beer Festival, which includes 3 days of loud live music
 - Doctors Surgery
 - Croft Field and halls/kitchen
 - Croft Field Events – Monthly Food Market etc.
 - Hungerford Nursery School
 - St Lawrences Church and community rooms
 - The Croft Hall – Main Hall
 - The Croft Hall - Physio and Chiropractor practice located above the Croft Hall
 - The Old Vicarage Residential Care Home

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 Ol Vicarage.

2. What is the total maximum projected capacity of all three locations at The Croft Hall ?
3. 9.30pm or 10pm ? ...Section M, clause D states the curfew starts at 10pm, but section A states licensed until 9.30pm ?
4. Acoustic or amplified music makes no difference as acoustic could include a whole brass band etc. Variation also requests for recorded music to be permitted which can be just as loud if not louder than live music. Example - Recorded music would allow ... DJ, Drum & Bass etc. club type music.
5. Current booking conditions make no mention of parking, or obeying legal requirements not to park on double yellow lines

I would also add that there is 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, which is currently 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 appreciate your review of my representations in regard to this proposed License Variation and await your response.

FYI ... I have discussed this License Variation Application with Jerry Keates, the Mayor and Chairman of Hungerford Town Council (copied on this email) and the application will now be discussed at the next full Town Council meeting on the 3rd August 2026.

Attached -

- Full License Variation Application
- PDF Deck with plan and pictures of the area to show proximity of [REDACTED], Nursery School and Scout Hut to the Croft Hall and Outdoor space. Plus, pictures, message transcript from myself to The Croft Hall representative and video of sound levels from the 70th Birthday event on the 10th July 2026.
- Note - See We Transfer link below for the videos - the files are too large to include in the deck.

<https://we.tl/t-dDwSW8RCdtgyOmXn>

If you require any further information please let me know.

Yours faithfully,

Simon Cartey

[REDACTED]
Hungerford, RG170 [REDACTED]
[REDACTED]