

I wish to object on grounds of the prevention of public nuisance licensing objective. At this time, it has not been possible for the applicants solicitor, Matt Foster and I to fully agree on proposed license conditions for the premises.

I had outlined my initial concerns and proposed conditions to Matt Foster by email on 3 July 2020 (see attached doc A). This was discussed verbally over telephone conversations with Matt on 7 July which resulted in a partial agreement of points (see attached doc B).

My main concerns with this application are simply related to the context of the quiet rural environment and the close distance residents are to the premises (50-60 metres). This area has extremely low background noise at night, therefore sound carries very easily. Allowing live music and regulated entertainment externally would likely impact greatly on residents living close by, thereby reducing their living amenity and environment. Environmental Health had received complaints last year from external music from the premises, therefore a greater understanding of its impact is already known. For the prevention of public nuisance to the local residents, I object to any external live music/ regulated entertainment to take place. Entertainment being confined to within the building will be much easier to control by the operator.

Allowing patrons, (who are likely to have been drinking alcohol for a long duration at a function) to be outside until 00:30 is completely unreasonable. Noise from laughter, shouting, talking, singing is likely to cause adverse effects to residents living close by due to noise disturbance, especially towards the more sensitive part of the evening when background levels drop. A suitable time for patrons from the function venue area to return into the building would be 21:00 to prevent public nuisance to residents. I do not object to patrons using the existing external space for meals and refreshments.

In addition, I have concerns with the oversized windows to the new extension. Glazing is the weakest part of a building in terms of noise leakage (whether it is double glazed or not). I have concerns that it would allow low frequency noise to leak through the building from the bass of live or recorded music inside the venue causing a public nuisance to residents and other nearby noise sensitive premises. A noise consultant has since been appointed by the applicant to try and resolve any potential issues during the construction phase. I am currently awaiting the report with recommendations from the noise consultant. It is hoped that the final conditions can be mediated prior to the hearing date.

In the operation schedule submitted by the client as part of the application, I can confirm that I have no objections to Annex 2 of the existing license to be replaced. I agree with their condition 7 and condition 6 (however has been re-worded since) however I was unable to agree to their condition 10.

For information and clarity, this is the current position in terms of conditions relating to noise and the prevention of public nuisance:-

Number	Suggested Condition (N.b. exact wording could change)	Agreed by Matt Foster
1	No live or recorded music shall be played externally. All entertainment to be indoors only.	Yes
2	An operation policy shall be implemented and adhered to in respect of the management of the outside area to include staffing, monitoring, dispersal of customers / guests and general management of the area on a daily basis. The operations policy shall	Yes

	be submitted to the Local Authority for prior consideration and agreement'	
3	No open vessels to be permitted in the outside area abutting the function suite after 21:00	Yes
4	During performances of live music, and all other regulated entertainment, all windows and doors must remain closed except for access and egress.	Yes
5	No glass material or bottles shall be deposited in any skip, bin or other container of a like nature located in the open air outside of the premises between the hours of 21:00 and 08:00. Any such skip, bin or container shall not be removed from the premises between those hours.	Yes
6	A Noise management plan shall be implemented and adhered to, to include all noise sources associated with the premises, noise reduction/mitigation, noise monitoring by competent staff, complaints procedure, staff training and review. The noise management plan shall be submitted to the Local Authority for prior consideration and agreement.	Awaiting guidance from noise consultant
7	Noise from within the premises associated with live entertainment or any other regulated entertainment, shall not be audible beyond the boundary of the premises, so as to cause a nuisance to residents or other noise sensitive receptors within the vicinity of the premises.	Awaiting guidance from noise consultant
8	In the event of justified noise complaints received from residents due to entertainment noise, a noise limiter shall be fitted and set on instruction by an Environmental Health Officer. The noise limiter shall be fitted by a competent noise engineer and maintained annually. All amplified music shall be played through the noise limiter.	Awaiting guidance from noise consultant

Please let me know if you require any further information