

# Public Agenda Pack



Notice of Meeting of

## **LICENSING SUB-COMMITTEE (EAST)**

**Monday, 19 June 2023 at 10.00 am**

**Council Chamber, Council Offices, Cannards  
Grave Road, Shepton Mallet BA4 5BT**

To: The members of the Licensing Sub-Committee

Chair: Councillor Simon Carswell

Councillor Lance Duddridge Councillor Connor Payne

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For further information about the meeting, including how to join the meeting virtually, please contact Democratic Services [democraticserviceteam@somerset.gov.uk](mailto:democraticserviceteam@somerset.gov.uk).

All members of the public are welcome to attend our meetings and ask questions or make a statement **by giving advance notice** in writing or by e-mail to the Monitoring Officer at email: [democraticserviceteam@somerset.gov.uk](mailto:democraticserviceteam@somerset.gov.uk) by **5pm on Tuesday, 13 June 2023**.

This meeting will be open to the public and press, subject to the passing of any resolution under the Local Government Act 1972, Schedule 12A: Access to Information.

The meeting will be webcast and an audio recording made.

Issued by David Clark on Friday, 9 June 2023

# **AGENDA**

**Licensing Sub-Committee - 10.00 am Monday, 19 June 2023**

**Public Guidance Notes contained in Agenda Annexe** 5 - 6

**Click here to join the online meeting** 7 - 8

## **1 Apologies for Absence**

To receive any apologies for absence.

## **2 Declarations of Interest**

To receive and note any declarations of disclosable pecuniary or prejudicial or personal interests in respect of any matters included on the agenda for consideration at this meeting.

(The personal interests of Councillors of Somerset Council, Town or Parish Councils and other Local Authorities will automatically be recorded in the minutes.)

## **3 Procedure to be followed when considering Licensing Applications under the Licensing Act 2003 (Pages 9 - 12)**

The Chair will confirm the procedure to be followed at the meeting.

## **4 Objection Notice received in respect of Bath Rugby Limited, Farleigh House, Farleigh Hungerford, Bath, BA2 7RW (Pages 13 - 254)**

To inform Members that an application has been made for a premises licence for Bath Rugby Limited Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

## Guidance notes for the meeting

### 1. **Council Public Meetings**

The legislation that governs Council meetings requires that committee meetings are held face-to-face. The requirement is for members of the committee and key supporting officers (report authors and statutory officers) to attend in person, along with some provision for any public speakers. Provision will be made wherever possible for those who do not need to attend in person including the public and press who wish to view the meeting to be able to do so virtually.

### 2. **Inspection of Papers**

Any person wishing to inspect minutes, reports, or the background papers for any item on the agenda should contact Democratic Services at [democraticserviceteam@somerset.gov.uk](mailto:democraticserviceteam@somerset.gov.uk) or telephone 01823 357628. They can also be accessed via the council's website on [www.somerset.gov.uk/agendasandpapers](http://www.somerset.gov.uk/agendasandpapers).

### 3. **Members' Code of Conduct requirements**

When considering the declaration of interests and their actions as a councillor, Members are reminded of the requirements of the Members' Code of Conduct and the underpinning Principles of Public Life: Honesty; Integrity; Selflessness; Objectivity; Accountability; Openness; Leadership. The Code of Conduct can be viewed at: [Code of Conduct](#)

### 4. **Minutes of the Meeting**

Details of the issues discussed, and recommendations made at the meeting will be set out in the minutes, which the Committee will be asked to approve as a correct record at its next meeting.

### 5. **Public Question Time**

If you wish to speak or ask a question about any matter on the Committee's agenda please contact Democratic Services by 12noon providing 3 clear working days before the meeting. (for example, for a meeting being held on a Wednesday, the deadline will be 12noon on the Thursday prior to the meeting) Email [democraticserviceteam@somerset.gov.uk](mailto:democraticserviceteam@somerset.gov.uk) or telephone 01823 357628.

Members of public wishing to speak or ask a question will need to attend in person or if unable can submit their question or statement in writing for an officer to read out, or alternatively can attend the meeting online.

A slot for Public Question Time is set aside near the beginning of the meeting, after the minutes of the previous meeting have been agreed. However, questions or statements about any matter on the agenda for this meeting may be taken at the time when each matter is considered. You may also present a petition on any matter within the Committee's remit.

You must direct your questions and comments through the Chair. You may not take a direct part in the debate. The Chair will decide when public participation is to finish.

If an item on the agenda is contentious, with many people wishing to attend the meeting, a representative should be nominated to present the views of a group.

## **6. Meeting Etiquette for participants**

- Only speak when invited to do so by the Chair.
- Mute your microphone when you are not talking.
- Switch off video if you are not speaking.
- Speak clearly (if you are not using video then please state your name)
- If you're referring to a specific page, mention the page number.
- There is a facility in Microsoft Teams under the ellipsis button called turn on live captions which provides subtitles on the screen.

## **7. Exclusion of Press & Public**

If when considering an item on the agenda, the Committee may consider it appropriate to pass a resolution under Section 100A (4) Schedule 12A of the Local Government Act 1972 that the press and public be excluded from the meeting on the basis that if they were present during the business to be transacted there would be a likelihood of disclosure of exempt information, as defined under the terms of the Act.

If there are members of the public and press listening to the open part of the meeting, then the Democratic Services Officer will, at the appropriate time, ask participants to leave the meeting when any exempt or confidential information is about to be discussed.

## **8. Recording of meetings**

The Council supports the principles of openness and transparency. It allows filming, recording, and taking photographs at its meetings that are open to the public - providing this is done in a non-disruptive manner. Members of the public may use Facebook and Twitter or other forms of social media to report on proceedings. No filming or recording may take place when the press and public are excluded for that part of the meeting.

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## **Procedure to be followed when considering Licensing of Hackney Carriage Private Hire Drivers, Vehicles, Operators and related enforcement**

1. The Chair will open the Hearing and introduce the Sub-Committee and Officers. They will then ask each Party to introduce themselves.
2. The Chair will confirm that if a Party is not present their representation/application will be read and taken in to account in reaching the decision.
3. The Chair will address any registerable interest arising under the Code of Conduct.
4. The Chair will consider any submitted requests from a Party for permission for another person to appear at the Hearing. If necessary, the Sub-Committee will retire to deliberate before making a decision.
5. The Chair will confirm that the Hearing will take the form of a round-the-table discussion led by the Sub-Committee in accordance with this procedure. If all Parties present confirm that they have seen and understood the procedure to be followed at the Hearing and agree that they are ready to proceed then the Hearing shall commence.
6. The Chair will remind everyone that the purpose of the Hearing should be borne in mind at all times i.e.

To enable those with a right to appear, to amplify their written application or representation. It is also to assist the Sub-Committee to gather evidence and understand the relevant issues.

7. The Chair will confirm what advance papers have been received and that these have been read.
8. The Chair will make clear that all Parties should only address the Sub-Committee in relation to matters they have raised in their application/representation. Any Party wishing to submit late evidence at the Hearing will only be able to do so with the consent of all Parties present and with the consent of the Sub-Committee.
9. The Chair will confirm whether all Parties have seen and understood the procedure to be followed and are ready to proceed with the Hearing.

10. The Chair will ask the Applicant whether they wish to make any amendments to their application with a view to addressing any issues raised by representations.

11. Order of Oral Presentation

- (a) The Licensing Officer will present their report outlining the details of the application/notice/representations received.
- (b) Any Party may question the Licensing Officer.
- (c) The Members may question the Licensing Officer.
- (d) Responsible Authorities will present their case and call any witnesses.
- (e) Any Party may question the Responsible Authorities and any witnesses.
- (f) Members may question the Responsible Authorities and any witnesses.
- (g) Other Person(s) will present their case in turn and call any witnesses.
- (h) Any Party may question the Other Person(s).
- (i) Members may question the Other Person(s).
- (j) The Applicant/Licence Holder will present their case and call any witnesses.
- (k) Any Party may question the Applicant/Licence Holder and any witnesses.
- (l) Members may question the Applicant/Licence Holder and any witnesses.

The Chair at their discretion, may change the order of oral presentation at any stage, if it is considered to be beneficial to the flow of the hearing.

12. Before moving on to the next Party, the Chair will check there are no further points the current Party wishes to make or any further questions that need to be put to that Party.

13. The Licensing Officer may present any further information such as proposed non-mandatory Conditions deriving from the Operating Schedule or suggested by any Party. However, it will remain for the Sub-Committee to determine what conditions will apply, if any, should the application be successful.

14. Each Party will be invited to make closing submissions in the following order –

- a. Responsible Authorities
- b. Other Persons
- c. The Applicant
- d. Licensing Officer



15. The Chair will then close the Hearing and the Sub-Committee will retire to determine the matter. The Legal Advisor will retire with the Sub-Committee to answer any points of law.

16. The Sub-Committee will come to a decision which will be sent to the Applicant and all other relevant Parties together with the details of the right to appeal.

**NOTE:**

In producing this procedure the following has been considered: -

The relevant legislation and statutory guidance together with local policies and procedures.

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## Representations against the Grant of a Premises Licence under the Licensing Act 2003

**Author: Phil Wake**

**Email: phil.wake@somerset.gov.uk**

**Telephone: 01749 341346**

**Applicant: Bath Rugby Limited**

**Premises Name: Farleigh House**

**Premises Address: Farleigh House, Farleigh Hungerford, Bath, BA2 7RW**

### Introduction

- 1 An application was submitted for the grant of a premises licence by Bath Rugby Limited, on 25<sup>th</sup> April 2023. The application can be found at Appendix 1, the plan can be found at Appendix 2 and proposed conditions from the operating schedule can be found at Appendix 3. The application is for the sale by retail of alcohol, the provision of regulated entertainment and the provision of late-night refreshment. The timings for the licensable activities applied for can be found below.
- 2 Farleigh House is a Grade II listed 18<sup>th</sup> century country house standing on a 135-acre estate and is primarily used by Bath Rugby Club as their headquarters and an elite level training facility. The premises has undertaken a major refurbishment and the applicants are now looking to host weddings, private parties, and corporate events. Farleigh Hungerford is a village within the parish of Norton St Philip in the Somerset Council area, 8 miles north of Frome.

### Licensable Activities

Licensable Activity	Days	Start Time	Finish Time
Supply of Alcohol	Sunday - Thursday	10:00	23:00
Supply of Alcohol	Friday & Saturday	10:00	01:00
Regulated Entertainment	Friday & Saturday	10:00	01:00
Late Night Refreshment	Friday & Saturday	23:00	01:00

## **Reason for referral to Licensing Sub-Committee**

- 3 A total of 34 representations were received that relate to all four of the Licensing objectives. A site visit took place on the 12th of May, a Licensing officer was present, along with 3 representatives of Bath Rugby, several local residents and two Ward Members. A second meeting between the applicant and local residents took place on the 16th of May. No agreement was forthcoming from these meetings therefore representations were submitted. These have been considered relevant and the matter is for the Licensing Sub-Committee to determine.

## **Relevant Observations**

- 4 Whilst there have been 34 representations made, several of them are of a similar nature and an overview of these representations can be found at Appendix 39. There have been concerns / points raised in relation to Planning but these would be deemed not relevant as Planning and Licensing act independently of each other. It is the responsibility of the premises to ensure they are compliant with both Licensing and Planning conditions. No representations have been made by any Responsible Authority.
- 5 A map showing the premises location and nearby properties that have made representations can be seen at Appendix 40.

## **Legal Implications**

- 6 **The Live Music Act 2013 and the Legislative Reform (entertainment licensing) order 2014**

Live and Recorded Music is deregulated between 08:00 and 23:00 on premises authorised to sale alcohol on the premises, subject to a maximum audience of 500 persons.

The Licensing Authority has the power to remove the exemptions but only if and when it carries out a formal Review of the Premises Licence.

## **Decision Making Process**

- 7 The Sub-Committee must consider this application on its own merits and from the information contained within the application and this report.

Members are reminded that the duty of the Licensing Authority is to take steps necessary to promote the licensing objectives in the interests of the wider community, the Licensing Objectives, as follows:

- Prevention of Crime and Disorder
- Public Safety
- Prevention of Public Nuisance
- Protection of Children from Harm

In its decision-making process, the Licensing Sub-Committee must have regard to:

- Licensing Act 2003, and subsequent amendments
- The Statutory Guidance issued under Section 182 of the Licensing Act 2003.

- Somerset Council's Statement of Licensing Policy. The policy is available on request and from the Somerset Council website [Licensing Policies and Policy Consultations \(somerset.gov.uk\)](http://somerset.gov.uk)

The options available to the committee are as follows: -

- Grant the application with no modifications, and only attach conditions as required by the 2003 Act. These shall include mandatory conditions and conditions consistent with the operating schedule.
- Grant the application, modified to such an extent as the Licensing Authority considers appropriate for the promotion of the Licensing Objectives
- Refuse the application, giving reasons for its decision.

Should the Committee be mindful to attach conditions to the licence, they must only do so if they are:

- Appropriate, necessary, and proportionate
- Precise, clear, and unambiguous
- Practical, realistic, and enforceable
- Non-duplicative of existing statutory requirements or offences
- Modern and fit for purpose.
- Consideration must also be given the number of conditions being attached.

The Licensing Authority recognises that most Licence Holders seek to follow the law and any enforcement action will normally follow a graduated approach and in the first instance will include education and support. Where licence holders continue to flout the law or act irresponsibly firm action will be taken.

## Right of Appeal

- 8 All relevant parties to the decision of the Licensing Authority have the right of appeal to Magistrates Court, in connection with this matter. This must be done within 21 days of being notified in writing of the relevant decision.

## Appendices

- 9 Appendix 1 – Application for the Grant of a Premises Licence  
 Appendix 2 – Plan of the Premises  
 Appendix 3 – Proposed Conditions from Operating Schedule

### Representations

- Appendix 4 – Catriona Murfitt representation  
 Appendix 5 – Charlotte Bright representation  
 Appendix 6 – Matthew Bright representation  
 Appendix 7 – Andrew Ralston representation  
 Appendix 8 – Michael Smith representation  
 Appendix 9 – Anna Fraenkel representation  
 Appendix 10 – Nicola Harrill representation  
 Appendix 11 – Roy Harrill representation  
 Appendix 12 – Janet Thomas representation  
 Appendix 13 – Lord Ian MacLaurin representation  
 Appendix 14 – Paula MacLaurin representation  
 Appendix 15 – Stephanie Campbell representation  
 Appendix 16 – Linda Eastment representation  
 Appendix 17 – Rex Eastment representation

Appendix 18 – Beryl Fraenkel representation  
Appendix 19 – Molly Schlenker representation  
Appendix 20 – Peter Schlenker representation  
Appendix 21 – Simon Hill representation  
Appendix 22 – Nadia Hill representation  
Appendix 23 – Deborah Allen representation  
Appendix 24 – Robin Allen representation  
Appendix 25 – Katherine Allen representation  
Appendix 26 – John Davidson representation  
Appendix 27 – Virginia Davidson representation  
Appendix 28 – Allegra Hill representation  
Appendix 29 – Romilly Hill representation  
Appendix 30 – Cllr Adam Boyden representation  
Appendix 31 – Norton St Philip Parish Council representation  
Appendix 32 – Nick Shipp representation  
Appendix 33 – Duncan Chadwick representation  
Appendix 34 – Ian Steuart Fothringham representation  
Appendix 35 – Laura Steuart Fothringham representation  
Appendix 36 – Sarah Neill representation  
Appendix 37 – Dilys and Terry McKechnie representation

Supporting documents

Appendix 39 – Overview of representations

Appendix 40 – Map showing nearby properties

**END OF REPORT**

## Application for a premises licence to be granted under the Licensing Act 2003

### PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Bath Rugby Limited

*(Insert name(s) of applicant)*

**apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003**

#### Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description			
Farleigh House Farleigh Hungerford			
<b>Post town</b>	Bath	<b>Postcode</b>	BA2 7RW

Telephone number at premises (if any)	n/a
Non-domestic rateable value of premises	£35,750 (Band C)

#### Part 2 - Applicant details

Please state whether you are applying for a premises licence as **appropriate** **Please tick as**

- |   |                                     |                             |
|---|-------------------------------------|-----------------------------|
| a) an individual or individuals *                     | <input type="checkbox"/>            | please complete section (A) |
| b) a person other than an individual *                |                                     |                             |
| i) as a limited company/limited liability partnership | <input checked="" type="checkbox"/> | please complete section (B) |
| ii) as a partnership (other than limited liability)   | <input type="checkbox"/>            | please complete section (B) |
| iii) as an unincorporated association or              | <input type="checkbox"/>            | please complete section (B) |
| iv) other (for example a statutory corporation)       | <input type="checkbox"/>            | please complete section (B) |
| c) a recognised club                                  | <input type="checkbox"/>            | please complete section (B) |

- d) a charity  please complete section (B)
- e) the proprietor of an educational establishment  please complete section (B)
- f) a health service body  please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales  please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
  - statutory function or
  - a function discharged by virtue of Her Majesty's prerogative

**(A) INDIVIDUAL APPLICANTS** (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b>	I am 18 years old or over <input type="checkbox"/>		Please tick yes		
<b>Nationality</b>					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					



**SECOND INDIVIDUAL APPLICANT (if applicable)**

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b> over		I am 18 years old or		<input type="checkbox"/>	Please tick yes
<b>Nationality</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					

**(B) OTHER APPLICANTS**

**Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.**

Name Bath Rugby Limited
Address  Farleigh House Farleigh Hungerford Bath BA2 7RW
Registered number (where applicable) 03170814

Description of applicant (for example, partnership, company, unincorporated association etc.) Company
Telephone number (if any) c/o JoJo Bowles 079760 84897
E-mail address (optional) Jojo.Bowles@bathrugby.com

**Part 3 Operating Schedule**

When do you want the premises licence to start? **ASAP**

DD	MM	YYYY

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

<p>Please give a general description of the premises (please read guidance note 1)</p> <p>Farleigh House is Bath Rugby's Headquarters.</p> <p>It currently operates as a high performance training centre for Bath senior and academy rugby team, community and tour group trips, corporate and commercial headquarters and event space and is also utilised for offices and meetings.</p> <p>The proposal is to open the premises to the wider public to accommodate corporate days, milestone celebrations, photoshoots and weddings.</p>
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If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

n/a
-----

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

- |  |                                     |
|--|-------------------------------------|
| Provision of regulated entertainment (please read guidance note 2)   | Please tick all that apply          |
| a) plays (if ticking yes, fill in box A)                             | <input type="checkbox"/>            |
| b) films (if ticking yes, fill in box B)                             | <input type="checkbox"/>            |
| c) indoor sporting events (if ticking yes, fill in box C)            | <input type="checkbox"/>            |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/>            |
| e) live music (if ticking yes, fill in box E)                        | <input checked="" type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F)                    | <input checked="" type="checkbox"/> |

g) performances of dance (if ticking yes, fill in box G)

h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

**Provision of late night refreshment** (if ticking yes, fill in box I)

**Supply of alcohol** (if ticking yes, fill in box J)

**In all cases complete boxes K, L and M**

**A**

Plays Standard days and timings (please read guidance note 7)			<b><u>Will the performance of a play take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

**B**

<b>Films</b> Standard days and timings (please read guidance note 7)			<b><u>Will the exhibition of films take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
Tue					
			<b><u>State any seasonal variations for the exhibition of films</u></b> (please read guidance note 5)		
Wed					
Thur					
			<b><u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Fri					
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<b><u>Please give further details</u></b> (please read guidance note 4)	
Day	Start	Finish		
Mon			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 5)	
Tue				
Wed				<b><u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)
Thur				
Fri				
Sat				
Sun				

D

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 7)			<b><u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
Tue			<b><u>State any seasonal variations for boxing or wrestling entertainment</u></b> (please read guidance note 5)		
Wed					
Thur			<b><u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Fri					
Sat					
Sun					

E

<b>Live music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of live music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
Tue					
Wed					
			<b><u>State any seasonal variations for the performance of live music</u></b> (please read guidance note 5)		
Thur					
			<b><u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Fri	10:00				
Sat		01:00			
	10:00				
Sun		01:00			

F

<b>Recorded music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
Tue					
Wed					
Thur			<b><u>State any seasonal variations for the playing of recorded music</u></b> (please read guidance note 5)		
Fri	10:00				
Sat		01:00	<b><u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
	10:00				
Sun		01:00			



**G**

<b>Performances of dance</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
Tue					
Wed					
			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 5)		
Thur					
			<b><u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Fri					
Sat					
Sun					

H

<p><b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 7)</p>			<p>Please give a description of the type of entertainment you will be providing</p>		
Day	Start	Finish	<p><b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)</p>	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<p><b><u>Please give further details here</u></b> (please read guidance note 4)</p>		
Wed					
Thur			<p><b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 5)</p>		
Fri					
Sat			<p><b><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)</p>		
Sun					

I

<b>Late night refreshment</b> Standard days and timings (please read guidance note 7)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
Tue					
Wed					
			<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 5)		
Thur			<b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Fri	23:00				
Sat		01:00			
	23:00				
Sun		01:00			

J

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 8)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 5)		
Mon	10:00	23:00			
Tue	10:00	23:00			
Wed	10:00	23:00			
Thur	10:00	23:00			
Fri	10:00				
Sat		01:00			
Sun		01:00			
	10:00	23:00			
			<b>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

<b>Name To be confirmed</b>	
<b>Date of birth To be confirmed</b>	
<b>Address To be confirmed</b>	
<b>Postcode</b>	<b>To be confirmed</b>
<b>Personal licence number (if known) To be confirmed</b>	
<b>Issuing licensing authority (if known) To be confirmed</b>	

K

**Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).**

None.

L

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 7)			<b><u>State any seasonal variations</u></b> (please read guidance note 5)  Access to the premises by rugby or core commercial/operations staff to be permitted 24 hours a day.
Day	Start	Finish	<b><u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u></b> (please read guidance note 6)
Mon	05:00	23:30	
Tue	05:00	23:30	
Wed	05:00	23:30	
Thur	05:00	23:30	
Fri	05:00		
Sat		01:30	
	05:00		
Sun		01:30	
	05:00	23:30	

**M**

Describe the steps you intend to take to promote the four licensing objectives:

**a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)**

Please see attached

**b) The prevention of crime and disorder**

Please see attached

**c) Public safety**

Please see attached

**d) The prevention of public nuisance**

Please see attached

**e) The protection of children from harm**

Please see attached

**Checklist:**

**Please tick to indicate agreement**

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- ~~[Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).~~

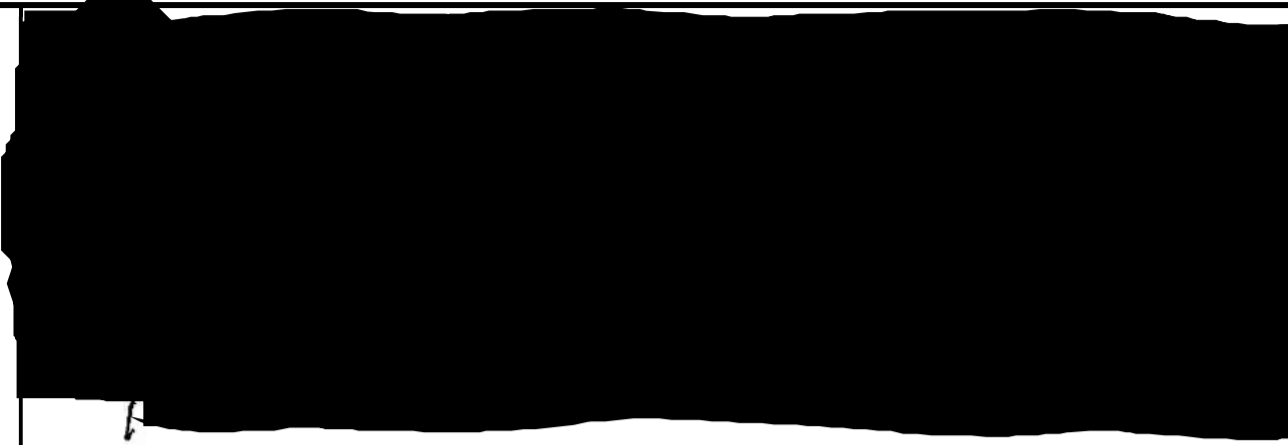
**IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.**

**IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.**

**Part 4 – Signatures** (please read guidance note 11)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

<b>Declaration</b>	<ul style="list-style-type: none"> <li>• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).</li> <li>• The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)</li> </ul>
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Signature	 MATTHEW PHIPPS FOR TLT SOLICITORS
Date	24 <sup>TH</sup> APRIL 2023
Capacity	SOLICITOR FOR APPLICANT

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14) Matthew Phipps One Redcliff Street			
Post town	Bristol	Postcode	BS1 6TP
Telephone number (if any)	03330060201		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) Matthew.phipps@tltsolicitors.com			



# THE PLANS THE GROUNDS

Key:

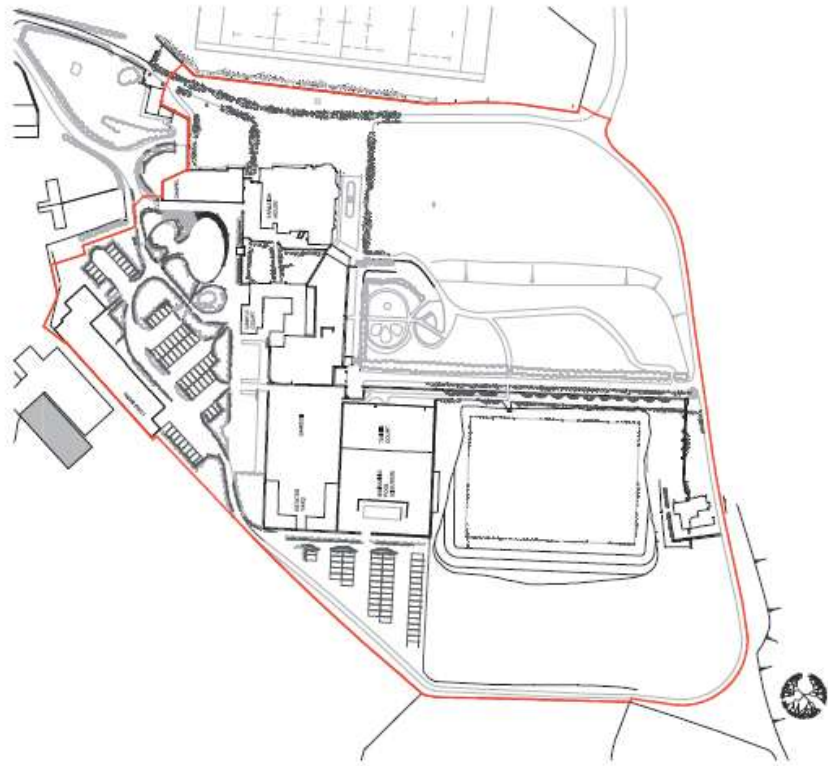


Licensable Area



Fire fighting equipment:  
6 litre AFFF + 2kg CO2

SITE PLAN



# THE PLANS FARLEIGH HOUSE

Key:



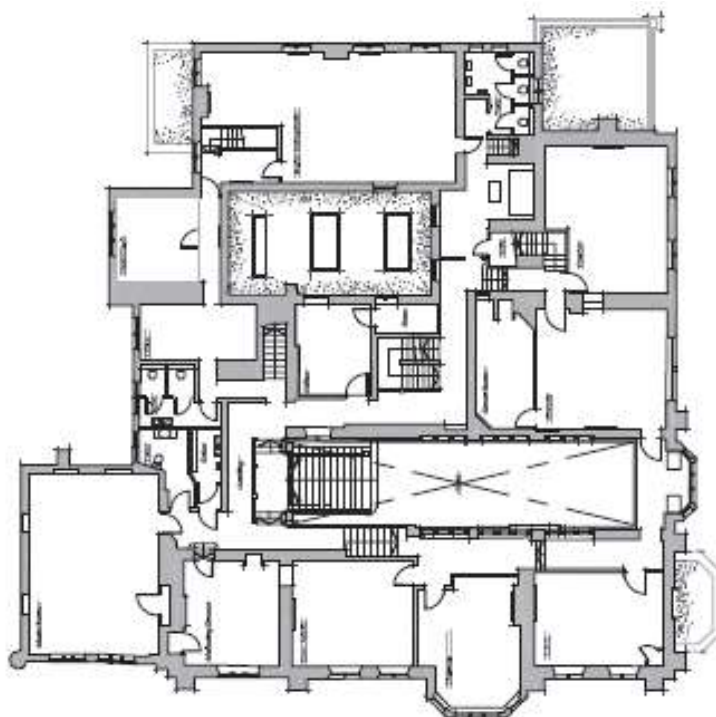
Licensable Area



Fire fighting equipment:  
6 litre AFFF + 2kg CO2



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# THE PLANS CASTLE COURT

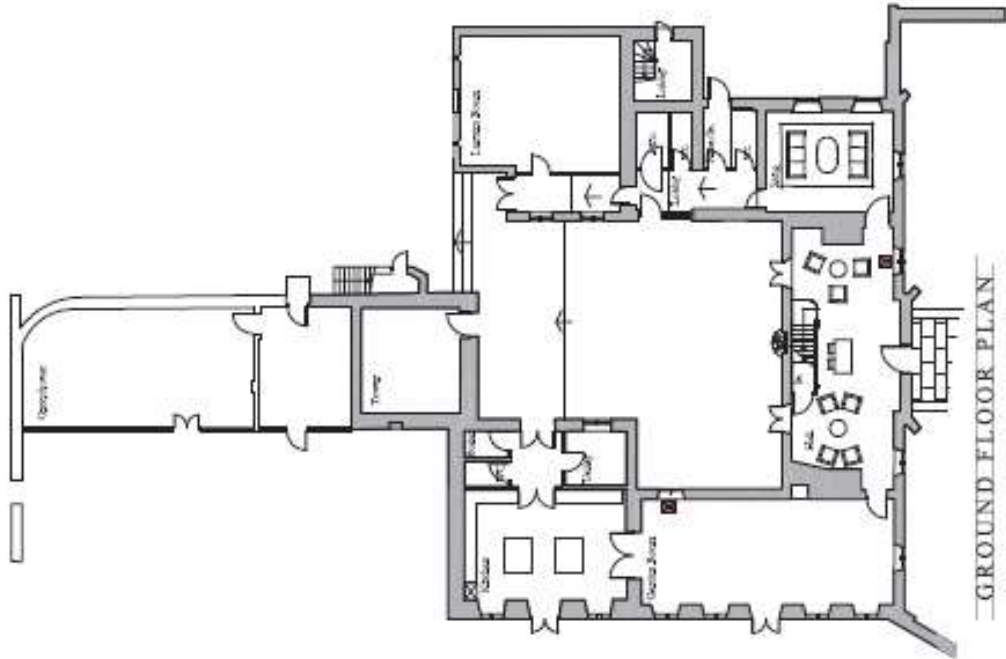
Key:



Licensable Area



Fire fighting equipment:  
6 litre AFFF + 2kg CO2



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## **Proposed Conditions from Operating Schedule**

### **General Conditions**

1. Locations of fire safety and other safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment.
2. Any detail shown on the plan that is not required by the licensing plans regulations is indicative only and subject to change at any time.
3. A 30 minute drinking up time on top of the last permitted sale of alcohol to allow customers to use the toilet facilities and disperse from the premises.

### Staff training

4. All members of staff shall receive training in relation to the sale of alcohol commensurate with their duties.
5. A copy of the training records shall be kept on site and made available for inspection by an authorised officer of the police and or the licensing authority.
6. All training shall be refreshed at least every 12 months.

### **Prevention of Crime and Disorder**

#### CCTV

7. CCTV shall be installed to Home Office Guidance standards and maintained in a good working condition and recordings shall be kept for 31 days and shall be made available to police and responsible authority officers from the local authority.
8. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
9. The CCTV system shall provide coverage of the entrance to the premises, and shall be capable of obtaining clear facial recognition images of every person entering the premises.
10. The CCTV images shall be kept in an easily downloadable format.

#### Door Staff

11. Whenever the premises conducts licensable activities beyond midnight on a Friday or Saturday, a risk assessment will be undertaken as to the employment of SIA door staff. A copy of this risk assessment will be made available to officers upon reasonable request.

### Incident Register

12. An incident log shall be kept at the premises, and made available for inspection on request to an authorised officer of the local authority or the Police, which will record the following:

- (a) All crimes reported to the venue
- (b) All ejections of patrons
- (c) Any complaints received
- (d) Any incidents of disorder
- (e) All seizures of drugs or offensive weapons
- (f) Any faults in the CCTV system or searching equipment or scanning equipment
- (g) Any refusal of the sale of alcohol

### Refusals book

13. All staff involved in the sale of alcohol shall be trained to record refusals of sales of alcohol in a refusals log (whether written or electronic). The log shall contain:

- i) Details of the time and date the refusal was made;
- ii) The identity of the staff member refusing the sale;
- iii) Any detail or description of the person refused and the reason why.
- iv) This book /register will be available for inspection by a Police Officer or authorised officer of Somerset Council upon request.

### **Prevention of Public Nuisance**

14. Where any external area is to be used exclusively by the premises and indicated on the plan as such, such area will be properly managed to ensure that as far as practicable customers behave in such a way as to promote the licensing objectives

15. Where any external area, as shown on the plan, forms part of a communal seating area, provision will be made for the proper management of customers to ensure that as far as practicable customers behave in such a way as to promote the licensing objectives.

16. A dispersal policy will be drawn up and implemented to ensure that as far as practicable customers leaving the premises at the end of each night's trading session do so quickly and quietly.

### **Public Safety**

17. Appropriate fire safety measures will be installed and maintained as shown on the drawings accompanying this application.

18. Adequate and appropriate first aid equipment and materials will be kept on site, regularly checked and kept in an easily accessible place for staff.

19. All exit routes will be kept unobstructed, with non-slippery and even surfaces, free of trip hazards and clearly signed.

### **Protection of Children from Harm**

20. The Premises Licence holder shall display in a prominent position a copy of their policy on checking proof of age.

21. At all times that the premises is operating under this licence, the Premises Licence Holder shall ensure that its staff operate a Challenge 25 Policy (to minimise the risk of alcohol being sold to underage customers). This Policy shall provide that before any sale of alcohol any person who appears to be under the age of 25 will be required to produce photo ID in the form of a passport; driving licence, UK Military ID card; PASS (or similar) card to prove that he/she is over the age of 18.

22. All customer-focussed bar staff shall receive initial training in relation to age-related sales, sales to intoxicated persons and age challenge procedures prior to being allowed to work at the premises. Refresher training shall be conducted every 12 months. The DPS shall keep records of such training for a period of at least 18 months.

23. Posters advertising the Challenge 25 and proof of age policies shall be displayed in prominent places in the premises so that they can be seen internally and externally

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## REPRESENTATION FORM

### OTHER PERSON (Person/Body)

Your Name/Company Name/Name of Body you represent	Catriona Murfitt
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Bath Rugby Limited (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person.

### Other persons

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) *persons who live, or are involved in a business, in the relevant licensing authority's area*
- (b) *a body representing persons who live in the relevant licensing authority's area*
- (c) *a person involved in a business in the relevant licensing authority's area*
- (d) *a body representing persons involved in such businesses,*
- (e) *a member of the relevant licensing authority.*

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	0.5 miles to Licensable Area and about 0.7 miles from Farleigh House
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	Any crime, disorder or anti-social behaviour at the premises or related to the management of the premises is the responsibility of BRL. However, it is unlikely that BRL, particularly in the relation to a 200 guest wedding event, would be able to properly control such large numbers when they have been drinking alcohol over many hours. Furthermore, there is a very real risk of guests driving away from the venue along the very narrow, dark lanes, having consumed too much

	<p>alcohol. Without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2300 hours on the premises. No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.</p>
<p>PUBLIC SAFETY</p>	<p>Public safety is a major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural, countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in ‘surges’. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by walkers. There is a very real risk of injury</p> <p>There have already been a number of safety issues experienced by local residents caused by:</p> <ul style="list-style-type: none"> <li>• The number of vehicles visiting Farleigh House, especially at peak arrival times</li> <li>• Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles</li> <li>• The confusion arising from satnav systems directing visitors via narrow lanes rather than the main Tellisford Road</li> <li>• Excess speed and poor driver behaviour along neighbouring lanes</li> <li>• The area in front of East Lodge becoming a car/ taxi dropping off and pick up area.</li> </ul>
<p>TO PREVENT PUBLIC NUISANCE</p>	<p>Public nuisance is also a major concern. The application seeks to introduce a late-night entertainment venue into a quiet rural location. Farleigh Hungerford, Farleigh House and the countryside are all situated where, apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming), passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.</p> <p>The conditions attached to the current planning permissions which relate to BRL and its activities are all designed “to safeguard the living conditions for occupants of neighbouring properties”. The proposed hours of operation go far beyond that which is permitted under those planning conditons.</p> <p>The sound emanating from the premises holding events is bound to be audible within the neighbouring properties. Music being played along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area, supported by the prevailing winds and topography.</p>



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## REPRESENTATION FORM

### OTHER PERSON (Person/Body)

Your Name/Company Name/Name of Body you represent	Charlotte Bright
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Bath Rugby Limited (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person.

#### Other persons

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) *persons who live, or are involved in a business, in the relevant licensing authority's area*
- (b) *a body representing persons who live in the relevant licensing authority's area*
- (c) *a person involved in a business in the relevant licensing authority's area*
- (d) *a body representing persons involved in such businesses,*
- (e) *a member of the relevant licensing authority.*

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	[ 1500 ]. metres to Licensable Area and about [ 1500 ] metres from Farleigh House
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	Any crime, disorder or anti-social behaviour at the premises or related to the management of the premises is the responsibility of BRL. However, it is unlikely that BRL, particularly in the relation to a 200 guest wedding event, would be able to properly control such large numbers when they have been drinking alcohol over many hours. Furthermore, there is a very real risk of guests driving away from the venue along the very narrow, dark lanes, having consumed too much

	<p>alcohol. Without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2300 hours on the premises. No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.</p>
<p>PUBLIC SAFETY</p>	<p>Public safety is a major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural, countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in ‘surges’. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by walkers. There is a very real risk of injury</p> <p>There have already been a number of safety issues experienced by local residents caused by:</p> <ul style="list-style-type: none"> <li>• The number of vehicles visiting Farleigh House, especially at peak arrival times</li> <li>• Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles</li> <li>• The confusion arising from satnav systems directing visitors via narrow lanes rather than the main Tellisford Road</li> <li>• Excess speed and poor driver behaviour along neighbouring lanes</li> <li>• The area in front of East Lodge becoming a car/ taxi dropping off and pick up area.</li> </ul>
<p>TO PREVENT PUBLIC NUISANCE</p>	<p>Public nuisance is also a major concern. The application seeks to introduce a late-night entertainment venue into a quiet rural location. Farleigh Hungerford, Farleigh House and the countryside are all situated where, apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming), passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.</p> <p>The conditions attached to the current planning permissions which relate to BRL and its activities are all designed “to safeguard the living conditions for occupants of neighbouring properties”. The proposed hours of operation go far beyond that which is permitted under those planning conditons.</p> <p>The sound emanating from the premises holding events is bound to be audible within the neighbouring properties. Music being played along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area, supported by the prevailing winds and topography.</p>

	<p>Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond the 1.00am, and then be followed by the departure of staff and suppliers so likely to extend to between 1.30am and 2.00am at best, further disturbing local residents and their sleep, after the first “surge” of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life and the tranquillity of the area. Floodlighting around the proposed marquee and around the grounds simply adds to light pollution, ruining “dark skies”, drawing attention to the activities and causing visual as well as audible/noise nuisance.</p> <p>For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by BRL.</p>
<p>THE PREVENTION OF HARM TO CHILDREN</p>	<p>Whilst this refers to protecting children from activities on the premises, again, we do not think is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury.</p>

<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>Attendees should be limited to that allowed by the current planning permissions ie 50. There should be no music outside of the main building and even that should be properly assessed and controlled by metering at regular intervals.</p>
--	--

Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed: Charlotte Bright on behalf Date: 19<sup>th</sup> May 2023

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)  
**This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Department to confirm this date.**

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**REPRESENTATION FORM**

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	Matthew Bright
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Bath Rugby Limited (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term ‘interested party’ from the Licensing Act 2003 ‘the Act’, to be replaced by the term Other Person.

**Other persons**

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) persons who live, or are involved in a business, in the relevant licensing authority’s area
- (b) a body representing persons who live in the relevant licensing authority’s area
- (c) a person involved in a business in the relevant licensing authority’s area
- (d) a body representing persons involved in such businesses,
- (e) a member of the relevant licensing authority.

Furthermore the ‘vicinity’ test has also been removed from ‘the Act’. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	[ 1500 ]. metres to Licensable Area and about [ 1500 ] metres from Farleigh House
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	Any crime, disorder or anti-social behaviour at the premises or related to the management of the premises is the responsibility of BRL. However, it is unlikely that BRL, particularly in the relation to a 200 guest wedding event, would be able to properly control such large numbers when they have been drinking alcohol over many hours. Furthermore, there is a very real risk of guests driving away from the venue along the very narrow, dark lanes, having consumed too much

	<p>alcohol. Without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2300 hours on the premises. No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.</p>
<p>PUBLIC SAFETY</p>	<p>Public safety is a major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural, countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in ‘surges’. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by walkers. There is a very real risk of injury</p> <p>There have already been a number of safety issues experienced by local residents caused by:</p> <ul style="list-style-type: none"> <li>• The number of vehicles visiting Farleigh House, especially at peak arrival times</li> <li>• Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles</li> <li>• The confusion arising from satnav systems directing visitors via narrow lanes rather than the main Tellisford Road</li> <li>• Excess speed and poor driver behaviour along neighbouring lanes</li> <li>• The area in front of East Lodge becoming a car/ taxi dropping off and pick up area.</li> </ul>
<p>TO PREVENT PUBLIC NUISANCE</p>	<p>Public nuisance is also a major concern. The application seeks to introduce a late-night entertainment venue into a quiet rural location. Farleigh Hungerford, Farleigh House and the countryside are all situated where, apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming), passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.</p> <p>The conditions attached to the current planning permissions which relate to BRL and its activities are all designed “to safeguard the living conditions for occupants of neighbouring properties”. The proposed hours of operation go far beyond that which is permitted under those planning conditons.</p> <p>The sound emanating from the premises holding events is bound to be audible within the neighbouring properties. Music being played along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area, supported by the prevailing winds and topography.</p>

	<p>Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond the 1.00am, and then be followed by the departure of staff and suppliers so likely to extend to between 1.30am and 2.00am at best, further disturbing local residents and their sleep, after the first “surge” of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life and the tranquillity of the area. Floodlighting around the proposed marquee and around the grounds simply adds to light pollution, ruining “dark skies”, drawing attention to the activities and causing visual as well as audible/noise nuisance.</p> <p>For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by BRL.</p>
<p>THE PREVENTION OF HARM TO CHILDREN</p>	<p>Whilst this refers to protecting children from activities on the premises, again, we do not think is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury.</p>

<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>Attendees should be limited to that allowed by the current planning permissions ie 50. There should be no music outside of the main building and even that should be properly assessed and controlled by metering at regular intervals.</p>
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed: Matthew Bright on behalf Date: 19<sup>th</sup> May 2023

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)  
**This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Department to confirm this date.**

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**REPRESENTATION FORM**

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	Andrew Ralston
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Bath Rugby Limited (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person.

**Other persons**

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) *persons who live, or are involved in a business, in the relevant licensing authority's area*
- (b) *a body representing persons who live in the relevant licensing authority's area*
- (c) *a person involved in a business in the relevant licensing authority's area*
- (d) *a body representing persons involved in such businesses,*
- (e) *a member of the relevant licensing authority.*

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	750 metres to Licensable Area and about 1000 metres from Farleigh House
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	Any crime, disorder or anti-social behaviour at the premises or related to the management of the premises is the responsibility of BRL. However, it is unlikely that BRL, particularly in the relation to a 200 guest wedding event, would be able to properly control such large numbers when they have been drinking alcohol over many hours. Furthermore, there is the very real risk of guests driving away from the venue along the very narrow, dark lanes, having consumed too much alcohol. Without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2300 hours on the premises. No

	<p>person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.</p>
<p>PUBLIC SAFETY</p>	<p>Public safety is a major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural, countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in 'surges'. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by walkers. There is a very real risk of injury</p> <p>There have already been a number of safety issues experienced by local residents caused by:</p> <ul style="list-style-type: none"> <li>• The number of vehicles visiting Farleigh House, especially at peak arrival times</li> <li>• Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles</li> <li>• The confusion arising from satnav systems directing visitors via narrow lanes rather than the main Tellisford Road</li> <li>• Excess speed and poor driver behaviour along neighbouring lanes</li> <li>• The area in front of East Lodge becoming a car/ taxi dropping off and pick up area.</li> </ul>
<p>TO PREVENT PUBLIC NUISANCE</p>	<p>Public nuisance is also a major concern. The application seeks to introduce a late-night entertainment venue into a quiet rural location. Farleigh Hungerford, Farleigh House and the countryside are all situated where, apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming), passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.</p> <p>The conditions attached to the current planning permissions which relate to BRL and its activities are all designed "to safeguard the living conditions for occupants of neighbouring properties". The proposed hours of operation go far beyond that which is permitted under those planning conditons.</p> <p>The sound emanating from the premises holding events is bound to be audible within the neighbouring properties. Music being played along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area, supported by the prevailing winds and topography.</p> <p>Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond the 1.00am, and then be followed by the departure of staff and suppliers so likely to extend to between 1.30am and 2.00am at best, further disturbing local</p>

	<p>residents and their sleep, after the first “surge” of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life and the tranquillity of the area. Floodlighting around the proposed marquee and around the grounds simply adds to light pollution, ruining “dark skies”, drawing attention to the activities and causing visual as well as audible/noise nuisance.</p> <p>For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by BRL.</p>
<p>THE PREVENTION OF HARM TO CHILDREN</p>	<p>Whilst this refers to protecting children from activities on the premises, again, we do not think it is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury.</p>

<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>Attendees should be limited to that allowed by the current planning permissions ie 50. There should be no music outside of the main building and even that should be properly assessed and controlled by metering at regular intervals.</p>
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Generally if there is to be a hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed: \_\_\_\_\_ Date: 20<sup>th</sup> May 2023

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)  
**This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Department to confirm this date.**

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**REPRESENTATION FORM**

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	Dr Michael John Smith
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Bath Rugby Limited (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person.

**Other persons**

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) *persons who live, or are involved in a business, in the relevant licensing authority's area*
- (b) *a body representing persons who live in the relevant licensing authority's area*
- (c) *a person involved in a business in the relevant licensing authority's area*
- (d) *a body representing persons involved in such businesses,*
- (e) *a member of the relevant licensing authority.*

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	Approx. 500metres
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	In it's existing function as an elite Rugby Headquarters and Training Facility, bound by significant conditions of their granted planning permissions, problems relating to crime or public disorder have been rare as, by and large, only players and staff are allowed access <b>Page 57</b> However, as a new proposed venue for Weddings, Functions, parties

etc for up to 200 guests with a licence permitting the sale of unlimited food, alcohol, and late night live and recorded music in Marquees until the early hours, potentially 7 days/week, there is considerable concern that Bath Rugby Ltd (BRL) would have no control whatsoever over any antisocial behaviour at events either on the property or more particularly on leaving the property late at night/early morning  
 For the immediate surrounding quiet, rural community this is a major concern

PUBLIC SAFETY

Public safety is another major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural, countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in ‘surges’. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.

The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by walkers. There is a very real risk of injury

There have already been a number of safety issues experienced by local residents caused by:

- The number of vehicles visiting Farleigh House, especially at peak arrival times
- Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles
- The confusion arising from satnav systems directing visitors via narrow lanes rather than the main Tellisford Road
- Excess speed and poor driver behaviour along neighbouring lanes
- The area in front of East Lodge becoming a car/ taxi dropping off and pick up area.

<p>NUISANCE</p>	<p>Public nuisance is also a major concern. The application seeks to introduce a late-night entertainment venue into a quiet rural location. Farleigh Hungerford, Farleigh House and the countryside are all situated where, apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming), passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.</p> <p>The conditions attached to the current planning permissions which relate to BRL and its activities are all designed “to safeguard the living conditions for occupants of neighbouring properties”. The proposed hours of operation go far beyond that which is permitted under those planning conditons.</p> <p>The sound emanating from the premises holding events is bound to be audible within the neighbouring properties. Music being played along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area, supported by the prevailing winds and topography.</p> <p>Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond the 1.00am, and then be followed by the departure of staff and suppliers so likely to extend to between 1.30am and 2.00am at best, further disturbing local residents and their sleep, after the first “surge” of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life and the tranquillity of the area. Floodlighting around the proposed marquee and around the grounds simply adds to light pollution, ruining “dark skies”, drawing attention to the activities and causing visual as well as audible/noise nuisance.</p> <p>For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by BRL.</p>
<p>THE PREVENTION OF HARM TO CHILDREN</p>	<p>There are 13 young children living in the households that border the small country lanes which are the only access into and out of Farleigh House. Also many walkers, cyclists and pet walkers with children during the day, especially at weekends</p>

	<p>Whilst this section refers to protecting children from activities on the premises, again, we do not think it is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury.</p>
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<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>It is difficult to see how any minor changes in the conditions attached to this application could make a significant difference to the concerns of noise, general disturbance to the lives of the village residents and the chaos which will be caused by the huge influx of event-related traffic</p> <p>The only solutions to my mind which could potentially be acceptable would be a combination of</p> <ul style="list-style-type: none"> <li>a) Significantly reducing the numbers of attendees allowed</li> <li>b) No music allowed outside of the main building and even that should be properly assessed and controlled by metering at regular intervals.</li> <li>c) A new access route into the Estate bypassing the village lanes. We understand that such a potential route exists and has been considered by BR, which demonstrates that they clearly understand the disruption that even their current activities bring to the village – but as yet no progress has been made</li> </ul>
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Generally if there is to be a hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed:

Date: 19<sup>th</sup> May 2023

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)

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## Phil Wake

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**From:** CHcase  
**Sent:** 22 May 2023 09:13  
**To:** Phil Wake  
**Subject:** FW: Bath Rugby LTD Farleigh House



### REPRESENTATION FORM

#### OTHER PERSON (Person/Body)

Your Name/Company Name/Name of Body you represent	Anna Fraenkel
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Bath Rugby Limited (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person. for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a)
- (b) *a body representing persons who live in*
- (c) *a person involved in a business in*
- (d) *a body representing persons involved in such businesses,*
- (e) *a member of the relevant licensing authority.*

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	Approx 10 miles
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Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	Any crime, disorder or anti-social behaviour at the premises or related to the management of the premises is the responsibility of BRL. However, it is unlikely that BRL, particularly in the relation to a 200 guest wedding event, would be able to properly control such large numbers when they have been drinking alcohol over many hours. Furthermore, there is the very real risk of guests driving away from the venue along the very narrow, dark lanes, having consumed too much alcohol. Without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2300 hours on the premises. No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.
PUBLIC SAFETY	<p>Public safety is a major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural, countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in 'surges'. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by walkers. There is a very real risk of injury</p> <p>There have already been a number of safety issues experienced by local residents caused by:</p> <ul style="list-style-type: none"> <li>• The number of vehicles visiting Farleigh House, especially at peak arrival times</li> <li>• Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles</li> <li>• The confusion arising from satnav systems directing visitors via narrow lanes rather than the main Tellisford Road</li> <li>• Excess speed and poor driver behaviour along neighbouring lanes</li> <li>• The area in front of East Lodge becoming a car/ taxi dropping off and pick up area.</li> </ul>
TO PREVENT PUBLIC NUISANCE	Public nuisance is also a major concern. The application seeks to introduce a late-night entertainment venue into a quiet rural location.

Farleigh Hungerford, Farleigh House and the countryside are all situated where, apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming), passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.

The conditions attached to the current planning permissions which relate to BRL and its activities are all designed "to safeguard the living conditions for occupants of neighbouring properties". The proposed hours of operation go far beyond that which is permitted under those planning conditons.

The sound emanating from the premises holding events is bound to be audible within the neighbouring properties. Music being played along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area, supported by the prevailing winds and topography.

Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond the 1.00am, and then be followed by the departure of staff and suppliers so likely to extend to between 1.30am and 2.00am at best, further disturbing local residents and their sleep, after the first "surge" of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life and the tranquillity of the area. Floodlighting around the proposed marquee and around the grounds simply adds to light pollution, ruining "dark skies", drawing attention to the activities and causing visual as well as audible/noise nuisance.

For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by BRL.

THE PREVENTION OF HARM TO CHILDREN

Whilst this refers to protecting children from activities on the premises, again, we do not think is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury.

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<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>Attendees should be limited to that allowed by the current planning permissions i.e. 50. There should be no music outside of the main building and even that should be properly assessed and controlled by metering at regular intervals.</p>
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed:            Anna Fraenkel            on behalf            Date:    20/5/23

NOTE...I have used someone else's wording as I couldn't have put it any better.

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)  
**This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Department to confirm this date.**



## Phil Wake

---

**From:** CHcase  
**Sent:** 22 May 2023 09:13  
**To:** Phil Wake  
**Subject:** FW: Bath Rugby LTD Farleigh House



### REPRESENTATION FORM

#### OTHER PERSON (Person/Body)

Your Name/Company Name/Name of Body you represent	Anna Fraenkel
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Bath Rugby Limited (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person. for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a)
- (b) *a body representing persons who live in*
- (c) *a person involved in a business in*
- (d) *a body representing persons involved in such businesses,*
- (e) *a member of the relevant licensing authority.*

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	Approx 10 miles
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Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	Any crime, disorder or anti-social behaviour at the premises or related to the management of the premises is the responsibility of BRL. However, it is unlikely that BRL, particularly in the relation to a 200 guest wedding event, would be able to properly control such large numbers when they have been drinking alcohol over many hours. Furthermore, there is the very real risk of guests driving away from the venue along the very narrow, dark lanes, having consumed too much alcohol. Without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2300 hours on the premises. No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.
PUBLIC SAFETY	<p>Public safety is a major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural, countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in 'surges'. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by walkers. There is a very real risk of injury</p> <p>There have already been a number of safety issues experienced by local residents caused by:</p> <ul style="list-style-type: none"> <li>• The number of vehicles visiting Farleigh House, especially at peak arrival times</li> <li>• Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles</li> <li>• The confusion arising from satnav systems directing visitors via narrow lanes rather than the main Tellisford Road</li> <li>• Excess speed and poor driver behaviour along neighbouring lanes</li> <li>• The area in front of East Lodge becoming a car/ taxi dropping off and pick up area.</li> </ul>
TO PREVENT PUBLIC NUISANCE	Public nuisance is also a major concern. The application seeks to introduce a late-night entertainment venue into a quiet rural location.

Farleigh Hungerford, Farleigh House and the countryside are all situated where, apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming), passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.

The conditions attached to the current planning permissions which relate to BRL and its activities are all designed "to safeguard the living conditions for occupants of neighbouring properties". The proposed hours of operation go far beyond that which is permitted under those planning conditions.

The sound emanating from the premises holding events is bound to be audible within the neighbouring properties. Music being played along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area, supported by the prevailing winds and topography.

Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond the 1.00am, and then be followed by the departure of staff and suppliers so likely to extend to between 1.30am and 2.00am at best, further disturbing local residents and their sleep, after the first "surge" of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life and the tranquillity of the area. Floodlighting around the proposed marquee and around the grounds simply adds to light pollution, ruining "dark skies", drawing attention to the activities and causing visual as well as audible/noise nuisance.

For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by BRL.

THE PREVENTION OF HARM TO CHILDREN

Whilst this refers to protecting children from activities on the premises, again, we do not think is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury.

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<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>Attendees should be limited to that allowed by the current planning permissions i.e. 50. There should be no music outside of the main building and even that should be properly assessed and controlled by metering at regular intervals.</p>
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed: Anna Fraenkel on behalf Date: 20/5/23

NOTE...I have used someone else's wording as I couldn't have put it any better.

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)  
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**REPRESENTATION FORM**

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	Roy Harrill
Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]
Name of the premises you are making a representation about	Bath Rugby Limited (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term 'interested party' from the Licensing Act 2003 'the Act', to be replaced by the term Other Person.

**Other persons**

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) persons who live, or are involved in a business, in the relevant licensing authority's area
- (b) a body representing persons who live in the relevant licensing authority's area
- (c) a person involved in a business in the relevant licensing authority's area
- (d) a body representing persons involved in such businesses,
- (e) a member of the relevant licensing authority.

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	[ 180 ]. metres to Licensable Area and about [ 180 ] metres from Farleigh House
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	Any crime, disorder or anti-social behaviour at the premises or related to the management of the premises is the responsibility of BRL. However, it is unlikely that BRL, particularly in the relation to a 200

	<p>guest wedding event, would be able to properly control such large numbers when they have been drinking alcohol over many hours. Furthermore, there is the very real risk of guests driving away from the venue along the very narrow, dark lanes, having consumed too much alcohol. Without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2300 hours on the premises. No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.</p>
<p>PUBLIC SAFETY</p>	<p>Public safety is a major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural, countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in 'surges'. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by walkers. There is a very real risk of injury</p> <p>There have already been a number of safety issues experienced by local residents caused by:</p> <ul style="list-style-type: none"> <li>• The number of vehicles visiting Farleigh House, especially at peak arrival times</li> <li>• Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles</li> <li>• The confusion arising from satnav systems directing visitors via narrow lanes rather than the main Tellisford Road</li> <li>• Excess speed and poor driver behaviour along neighbouring lanes</li> <li>• The area in front of East Lodge becoming a car/ taxi dropping off and pick up area.</li> </ul>
<p>TO PREVENT PUBLIC NUISANCE</p>	<p>Public nuisance is also a major concern. The application seeks to introduce a late-night entertainment venue into a quiet rural location. Farleigh Hungerford, Farleigh House and the countryside are all situated where, apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming), passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.</p> <p>The conditions attached to the current planning permissions which relate to BRL and its activities are all designed "to safeguard the living conditions for occupants of neighbouring properties". The proposed hours of operation go far beyond that which is permitted under those planning conditons.</p> <p>The sound emanating from the premises holding events is bound to be audible within the neighbouring properties. Music being played along with the sound of revellers, late into the evening 7 days a week would</p>


	<p>cut through the tranquillity of the area, supported by the prevailing winds and topography.</p> <p>Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond the 1.00am, and then be followed by the departure of staff and suppliers so likely to extend to between 1.30am and 2.00am at best, further disturbing local residents and their sleep, after the first "surge" of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life and the tranquillity of the area. Floodlighting around the proposed marquee and around the grounds simply adds to light pollution, ruining "dark skies", drawing attention to the activities and causing visual as well as audible/noise nuisance.</p> <p>For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by BRL.</p>
<p>THE PREVENTION OF HARM TO CHILDREN</p>	<p>Whilst this refers to protecting children from activities on the premises, again, we do not think it is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury.</p>

<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>Attendees should be limited to that allowed by the current planning permissions ie 50.</p> <p>There should be no music outside of the main building and even that should be properly assessed and controlled by metering at regular intervals.</p>
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signature  on behalf 19.6.03 Date:

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**REPRESENTATION FORM**

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	Janet Thomas
Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]
Name of the premises you are making a representation about	Bath Rugby Limited (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term 'interested party' from the Licensing Act 2003 'the Act', to be replaced by the term Other Person.

**Other persons**

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) persons who live, or are involved in a business, in the relevant licensing authority's area
- (b) a body representing persons who live in the relevant licensing authority's area
- (c) a person involved in a business in the relevant licensing authority's area
- (d) a body representing persons involved in such businesses,
- (e) a member of the relevant licensing authority.

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	[ 180 ]. metres to Licensable Area and about [ 180 ] metres from Farleigh House
Your representation must relate to one of the four Licensing Objectives. Please detail TO PREVENT CRIME AND DISORDER	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary) Any crime, disorder or anti-social behaviour at the premises or related to the management of the premises is the responsibility of BRL. However, it is unlikely that BRL, particularly in the relation to a 200

	<p>guest wedding event, would be able to properly control such large numbers when they have been drinking alcohol over many hours. Furthermore, there is the very real risk of guests driving away from the venue along the very narrow, dark lanes, having consumed too much alcohol. Without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2300 hours on the premises. No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.</p>
<p>PUBLIC SAFETY</p>	<p>Public safety is a major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural, countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in 'surges'. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by walkers. There is a very real risk of injury</p> <p>There have already been a number of safety issues experienced by local residents caused by:</p> <ul style="list-style-type: none"> <li>• The number of vehicles visiting Farleigh House, especially at peak arrival times</li> <li>• Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles</li> <li>• The confusion arising from satnav systems directing visitors via narrow lanes rather than the main Tellisford Road</li> <li>• Excess speed and poor driver behaviour along neighbouring lanes</li> <li>• The area in front of East Lodge becoming a car/ taxi dropping off and pick up area.</li> </ul>
<p>TO PREVENT PUBLIC NUISANCE</p>	<p>Public nuisance is also a major concern. The application seeks to introduce a late-night entertainment venue into a quiet rural location. Farleigh Hungerford, Farleigh House and the countryside are all situated where, apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming), passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.</p> <p>The conditions attached to the current planning permissions which relate to BRL and its activities are all designed "to safeguard the living conditions for occupants of neighbouring properties". The proposed hours of operation go far beyond that which is permitted under those planning conditons.</p> <p>The sound emanating from the premises holding events is bound to be audible within the neighbouring properties. Music being played along with the sound of revellers, late into the evening 7 days a week would</p>

	<p>cut through the tranquillity of the area, supported by the prevailing winds and topography.</p> <p>Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond the 1.00am, and then be followed by the departure of staff and suppliers so likely to extend to between 1.30am and 2.00am at best, further disturbing local residents and their sleep, after the first "surge" of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life and the tranquillity of the area. Floodlighting around the proposed marquee and around the grounds simply adds to light pollution, ruining "dark skies", drawing attention to the activities and causing visual as well as audible/noise nuisance.</p> <p>For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by BRL.</p>
<p>THE PREVENTION OF HARM TO CHILDREN</p>	<p>Whilst this refers to protecting children from activities on the premises, again, we do not think is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury.</p>

<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>Attendees should be limited to that allowed by the current planning permissions ie 50. There should be no music outside of the main building and even that should be properly assessed and controlled by metering at regular intervals.</p>
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All representations in their entirety, including your name and address, will be disclosed to the applicant for a premises licence.

Signature: [Redacted] behalf

Date: 21/05/2023

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**Please contact the Licensing Department to confirm this date.**

**REPRESENTATION FORM**

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	Lord Ian MacLaurin
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Bath Rugby Ltd (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person.

**Other persons**

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- (a) *persons who live, or are involved in a business, in the relevant licensing authority's area*
- (b) *a body representing persons who live in the relevant licensing authority's area*
- (c) *a person involved in a business in the relevant licensing authority's area*
- (d) *a body representing persons involved in such businesses,*
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Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	Approximately 1000 metres
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	Any crime, disorder or anti-social behaviour at the premises or related to the management of the premises is the responsibility of BRL. However, it is unlikely that BRL, particularly in the relation to a 200 guest wedding event, would be able to properly control such large numbers when they have been drinking alcohol over many hours. Furthermore, there is the very real risk of guests driving away from the venue along the very narrow, dark lanes, having consumed too much alcohol. Without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2300 hours on the premises. No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing a beverage.

<p>PUBLIC SAFETY</p>	<p>Public safety is a major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural, countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in ‘surges’. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by walkers. There is a very real risk of injury</p> <p>There have already been a number of safety issues experienced by local residents caused by:</p> <ul style="list-style-type: none"> <li>• The number of vehicles visiting Farleigh House, especially at peak arrival times</li> <li>• Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles</li> <li>• The confusion arising from satnav systems directing visitors via narrow lanes rather than the main Tellisford Road</li> <li>• Excess speed and poor driver behaviour along neighbouring lanes</li> <li>• The area in front of East Lodge becoming a car/ taxi dropping off and pick up area.</li> </ul>
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	<p>level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life and the tranquillity of the area. Floodlighting around the proposed marquee and around the grounds simply adds to light pollution, ruining “dark skies”, drawing attention to the activities and causing visual as well as audible/noise nuisance.</p> <p>For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by BRL.</p>
<p>THE PREVENTION OF HARM TO CHILDREN</p>	<p>Whilst this refers to protecting children from activities on the premises, again, we do not think is is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury.</p>

<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>None</p>
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All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed: \_\_\_\_\_ Date: 20<sup>th</sup> May 2023

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## REPRESENTATION FORM

### OTHER PERSON (Person/Body)

Your Name/Company Name/Name of Body you represent	Paula MacLaurin
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Bath Rugby Ltd (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

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### Other persons

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Please detail the approximate distance between yourself and the premises applying for a licence	Approx. 1000 metres
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	Any crime, disorder or anti-social behaviour at the premises or related to the management of the premises is the responsibility of BRL. However, it is unlikely that BRL, particularly in the relation to a 200 guest wedding event, would be able to properly control such large numbers when they have been drinking alcohol over many hours. Furthermore, there is the very real risk of guests driving away from the venue along the very narrow, dark lanes, having consumed too much alcohol. Without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2300 hours on the premises. No person should be allowed to leave the premises whilst

	<p>in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.</p>
<p>PUBLIC SAFETY</p>	<p>Public safety is a major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural, countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in 'surges'. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by walkers. There is a very real risk of injury</p> <p>There have already been a number of safety issues experienced by local residents caused by:</p> <ul style="list-style-type: none"> <li>• The number of vehicles visiting Farleigh House, especially at peak arrival times</li> <li>• Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles</li> <li>• The confusion arising from satnav systems directing visitors via narrow lanes rather than the main Tellisford Road</li> <li>• Excess speed and poor driver behaviour along neighbouring lanes</li> <li>• The area in front of East Lodge becoming a car/ taxi dropping off and pick up area.</li> </ul>
<p>TO PREVENT PUBLIC NUISANCE</p>	<p>Public nuisance is also a major concern. The application seeks to introduce a late-night entertainment venue into a quiet rural location. Farleigh Hungerford, Farleigh House and the countryside are all situated where, apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming), passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.</p> <p>The conditions attached to the current planning permissions which relate to BRL and its activities are all designed "to safeguard the living conditions for occupants of neighbouring properties". The proposed hours of operation go far beyond that which is permitted under those planning conditons.</p> <p>The sound emanating from the premises holding events is bound to be audible within the neighbouring properties. Music being played along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area, supported by the prevailing winds and topography.</p> <p>Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond the 1.00am, and then be followed by the departure of staff and suppliers so likely to</p>

	<p>extend to between 1.30am and 2.00am at best, further disturbing local residents and their sleep, after the first “surge” of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life and the tranquillity of the area. Floodlighting around the proposed marquee and around the grounds simply adds to light pollution, ruining “dark skies”, drawing attention to the activities and causing visual as well as audible/noise nuisance.</p> <p>For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by BRL.</p>
THE PREVENTION OF HARM TO CHILDREN	<p>Whilst this refers to protecting children from activities on the premises, again, we do not think is is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury.</p>

Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account	None
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed:

Date: 20<sup>th</sup> May 2023

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)

**This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Department to confirm this date.**

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**REPRESENTATION FORM**

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	Stephanie Campbell
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Bath Rugby Ltd (BRL)
Address of the premises you are making a representation about	Farleigh House Farleigh Hungerford Bath BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person.

**Other persons**

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- a. *persons who live, or are involved in a business, in the relevant licensing authority's area*
- b. *a body representing persons who live in the relevant licensing authority's area*

*(c) a person involved in a business in the relevant licensing authority's area*

*(d) a body representing persons involved in such businesses,*

*(e) a member of the relevant licensing authority.*

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	0.3 miles
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)

<p>TO PREVENT CRIME AND DISORDER</p>	<p>Any crime, disorder or anti-social behaviour at the premises or related to the management of the premises is the responsibility of BRL. However, it is unlikely that BRL, particularly in the relation to a 200 guest wedding event, would be able to properly control such large numbers when they have been drinking alcohol over many hours. Furthermore, there is the very real risk of guests driving away from the venue along the very narrow, dark lanes, having consumed too much alcohol. Without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2300 hours on the premises. No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.</p>
<p>PUBLIC SAFETY</p>	<p>Public safety is a major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural, countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in 'surges'. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by walkers. There is a very real risk of injury</p> <p>There have already been a number of safety issues experienced by local residents caused by:</p> <ul style="list-style-type: none"> <li>● The number of vehicles visiting Farleigh House, especially at peak arrival times</li> <li>● Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles</li> <li>● The confusion arising from satnav systems directing visitors via narrow lanes rather than the main Tellisford Road</li> <li>● Excess speed and poor driver behaviour along neighbouring lanes</li> <li>● The area in front of East Lodge becoming a car/ taxi dropping off and pick up area.</li> </ul>

<p>TO PREVENT PUBLIC NUISANCE</p>	<p>Public nuisance is also a major concern. The application seeks to introduce a late-night entertainment venue into a quiet rural location. Farleigh Hungerford, Farleigh House and the countryside are all situated where, apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming), passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.</p> <p>The conditions attached to the current planning permissions which relate to BRL and its activities are all designed “to safeguard the living conditions for occupants of neighbouring properties”. The proposed hours of operation go far beyond that which is permitted under those planning conditons.</p> <p>The sound emanating from the premises holding events is bound to be audible within the neighbouring properties. Music being played along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area, supported by the prevailing winds and topography.</p> <p>Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond the 1.00am, and then be followed by the departure of staff and suppliers so likely to extend to between 1.30am and 2.00am at best, further disturbing local residents and their sleep, after the first “surge” of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life and the tranquillity of the area. Floodlighting around the proposed marquee and around the grounds simply adds to light pollution, ruining “dark skies”, drawing attention to the activities and causing visual as well as audible/noise nuisance.</p> <p>For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by BRL.</p>
<p>THE PREVENTION OF HARM TO CHILDREN</p>	<p>Whilst this refers to protecting children from activities on the premises, again, we do not think is is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making chidren vulnerable to road traffic injury.</p>

<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>Attendees should be limited to that allowed by the current planning permissions ie 50. There should be no music outside of the main building and even that should be properly assessed and controlled by metering at regular intervals.</p>
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed: Stephanie Campbell

Date: 22/5/23

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)

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## REPRESENTATION FORM

### OTHER PERSON (Person/Body)

Your Name/Company Name/Name of Body you represent	Linda Rose Eastment
Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]
Name of the premises you are making a representation about	Bath Rugby Limited, Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term 'interested party' from the Licensing Act 2003 'the Act', to be replaced by the term Other Person.

#### Other persons

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) persons who live, or are involved in a business, in the relevant licensing authority's area
- (b) a body representing persons who live in the relevant licensing authority's area
- (c) a person involved in a business in the relevant licensing authority's area
- (d) a body representing persons involved in such businesses,
- (e) a member of the relevant licensing authority.

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	Approximately 320 metres to Licensable Area and about 490 metres from Farleigh House
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
ATO PREVENT CRIME AND DISORDER	Any crime, disorder or anti-social behaviour at the premises or related to the management of the premises is the responsibility of BRL. However, it is unlikely that Bath Rugby Ltd, particularly in the relation to a 200 guest public event, would be able to properly control such large numbers when they have been drinking alcohol over many hours.

	<p>Furthermore, there is the very real risk of guests driving away from the venue along the very narrow, dark lanes, having consumed too much alcohol. Without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2300 hours on the premises. No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.</p>
<p>PUBLIC SAFETY</p>	<p>Public safety is a major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural, countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in 'surges'. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by cyclists and walkers. There is a very real risk of injury</p> <p>There have already been a number of safety issues experienced by local residents caused by:</p> <ul style="list-style-type: none"> <li>• The number of vehicles visiting Farleigh House, especially at peak arrival times</li> <li>• Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles</li> <li>• The confusion arising from satnav systems directing visitors via narrow lanes rather than the main Tellisford Road</li> <li>• Excess speed and poor driver behaviour along neighbouring lanes</li> <li>• The area in front of East Lodge becoming a car/ taxi dropping off and pick up area.</li> </ul>
<p>TO PREVENT PUBLIC NUISANCE</p>	<p>Public nuisance is also a major concern. The application seeks to introduce a late-night entertainment venue into a quiet rural location. Farleigh Hungerford, Farleigh House and the countryside are all situated where, apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming), passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.</p> <p>The conditions attached to the current planning permissions which relate to Bath Rugby Ltd and its activities are all designed "to safeguard the living conditions for occupants of neighbouring properties". The proposed hours of operation go far beyond that which is permitted under those planning conditions.</p> <p>The sound emanating from the premises holding events is bound to be audible within the neighbouring properties. Music being played along with the sound of raffles, late into the evening 7 days a week would</p>

	<p>cut through the tranquillity of the area, supported by the prevailing winds and topography.</p> <p>Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond the 1.00am, and then be followed by the departure of staff and suppliers so likely to extend to between 1.30am and 2.00am at best, further disturbing local residents and their sleep, after the first “surge” of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life and the tranquillity of the area. Floodlighting around the proposed marquee and around the grounds simply adds to light pollution, ruining “dark skies”, drawing attention to the activities and causing visual as well as audible/noise nuisance.</p> <p>For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by Bath Rugby Ltd.</p> <p>I understand that upto 15 bookings have already been taken for 2023 despite not having a licence. They have also stated that they envisage at least 50 licensed events per year from 2024.</p> <p>My property is within in feet of Tellsiford Road and I already have to put up with daily traffic to Bath Rugby Ltd from around 5.30 am each morning disturbing my sleep, if this licence is granted I will have even less sleep!</p>
<p>THE PREVENTION OF HARM TO CHILDREN</p>	<p>Whilst this refers to protecting children from activities on the premises, again, we do not think is is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury.</p>

<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>Attendees should be limited to that allowed by the current planning permissions ie 50.</p> <p>There should be <b>no</b> music outside of the main building and even that should be properly assessed and controlled by metering at regular intervals.</p> <p>Licensing hours to be limited to 12 noon to 22.00 with drinking up time extended to 22.30</p> <p>The site should not be open to external service providers until 9.00.</p> <p>All staff and service providers to leave the site by 23.00</p> <p>No live/piped music/sound outside the built structure</p> <p>No fireworks</p> <p>No helicopters or drones</p>
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	No traffic marshalls on the public highway
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed  Date: 18<sup>th</sup> May 2023

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**This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Department to confirm this date.**

**REPRESENTATION FORM**

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	Rex Eastment
Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]

Name of the premises you are making a representation about	Bath Rugby Limited, Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term 'interested party' from the Licensing Act 2003 'the Act', to be replaced by the term Other Person.

**Other persons**

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) persons who live, or are involved in a business, in the relevant licensing authority's area
- (b) a body representing persons who live in the relevant licensing authority's area
- (c) a person involved in a business in the relevant licensing authority's area
- (d) a body representing persons involved in such businesses,
- (e) a member of the relevant licensing authority.

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	Approximately 320 metres to Licensable Area and about 490 metres from Farleigh House
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
ATO PREVENT CRIME AND DISORDER	Any crime, disorder or anti-social behaviour at the premises or related to the management of the premises is the responsibility of BRL. However, it is unlikely that Bath Rugby Ltd, particularly in the relation to a 200 guest dining event, would be able to properly control such large numbers when they have been drinking alcohol over many hours.

	<p>Furthermore, there is the very real risk of guests driving away from the venue along the very narrow, dark lanes, having consumed too much alcohol. Without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2300 hours on the premises. No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.</p>
<p>PUBLIC SAFETY</p>	<p>Public safety is a major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural, countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in 'surges'. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by cyclists and walkers. There is a very real risk of injury</p> <p>There have already been a number of safety issues experienced by local residents caused by:</p> <ul style="list-style-type: none"> <li>• The number of vehicles visiting Farleigh House, especially at peak arrival times</li> <li>• Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles</li> <li>• The confusion arising from satnav systems directing visitors via narrow lanes rather than the main Tellisford Road</li> <li>• Excess speed and poor driver behaviour along neighbouring lanes</li> <li>• The area in front of East Lodge becoming a car/ taxi dropping off and pick up area.</li> </ul>
<p>TO PREVENT PUBLIC NUISANCE</p>	<p>Public nuisance is also a major concern. The application seeks to introduce a late-night entertainment venue into a quiet rural location. Farleigh Hungerford, Farleigh House and the countryside are all situated where, apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming), passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.</p> <p>The conditions attached to the current planning permissions which relate to Bath Rugb Ltd and its activities are all designed "to safeguard the living conditions for occupants of neighbouring properties". The proposed hours of operation go far beyond that which is permitted under those planning conditons.</p> <p>The sound emanating from the premises holding events is bound to be audible within the neighbouring properties. Music being played along with the sound of r...llers, late into the evening 7 days a week would</p>

	<p>cut through the tranquillity of the area, supported by the prevailing winds and topography.</p> <p>Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond the 1.00am, and then be followed by the departure of staff and suppliers so likely to extend to between 1.30am and 2.00am at best, further disturbing local residents and their sleep, after the first "surge" of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life and the tranquillity of the area. Floodlighting around the proposed marquee and around the grounds simply adds to light pollution, ruining "dark skies", drawing attention to the activities and causing visual as well as audible/noise nuisance.</p> <p>For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by Bath Rugby Ltd.</p> <p>I understand that upto 15 bookings have already been taken for 2023 despite not having a licence. They have also stated that they envisage at least 50 licensed events per year from 2024.</p> <p>My property is within in feet of Tellsiford Road and I already have to put up with daily traffic to Bath Rugby Ltd from around 5.30 am each morning disturbing my sleep, if this licence is granted I will have even less sleep!</p>
<p>THE PREVENTION OF HARM TO CHILDREN</p>	<p>Whilst this refers to protecting children from activities on the premises, again, we do not think is is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury.</p>

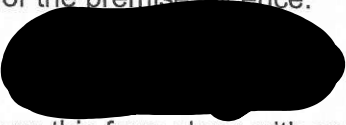
<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>Attendees should be limited to that allowed by the current planning permissions ie 50.</p> <p>There should be <b>no</b> music outside of the main building and even that should be properly assessed and controlled by metering at regular intervals.</p> <p>Licensing hours to be limited to 12 noon to 22.00 with drinking up time extended to 22.30</p> <p>The site should not be open to external service providers until 9.00.</p> <p>All staff and service providers to leave the site by 23.00</p> <p>No live/piped music/sound outside the built structure</p> <p>No fireworks</p> <p>No helicopters or drones</p>
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	No traffic marshalls on the public highway
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed:  Date: 18<sup>th</sup> May 2023

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)  
**This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Department to confirm this date.**



## REPRESENTATION FORM

### OTHER PERSON (Person/Body)

Your Name/Company Name/Name of Body you represent	Beryl Fraenkel
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Bath Rugby Limited (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person.

#### Other persons

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) *persons who live, or are involved in a business, in the relevant licensing authority's area*
- (b) *a body representing persons who live in the relevant licensing authority's area*
- (c) *a person involved in a business in the relevant licensing authority's area*
- (d) *a body representing persons involved in such businesses,*
- (e) *a member of the relevant licensing authority.*

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	0.7miles to Licensable Area and about 0.5miles from Farleigh House
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	Any crime, disorder or anti-social behaviour at the premises or related to the management of the premises is the responsibility of BRL. However, it is unlikely that BRL, particularly in the relation to a 200 guest wedding event, would be able to properly control such large numbers when they have been drinking alcohol over many hours. Furthermore, there is a very real risk of guests driving away from the venue along the very narrow, dark lanes, having consumed too much

	<p>alcohol. Without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2300 hours on the premises. No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.</p>
<p>PUBLIC SAFETY</p>	<p>Public safety is a major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural, countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in 'surges'. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by walkers. There is a very real risk of injury</p> <p>There have already been a number of safety issues experienced by local residents caused by:</p> <ul style="list-style-type: none"> <li>• The number of vehicles visiting Farleigh House, especially at peak arrival times</li> <li>• Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles</li> <li>• The confusion arising from satnav systems directing visitors via narrow lanes rather than the main Tellisford Road</li> <li>• Excess speed and poor driver behaviour along neighbouring lanes</li> <li>• The area in front of East Lodge becoming a car/ taxi dropping off and pick up area.</li> </ul>
<p>TO PREVENT PUBLIC NUISANCE</p>	<p>Public nuisance is also a major concern. The application seeks to introduce a late-night entertainment venue into a quiet rural location. Farleigh Hungerford, Farleigh House and the countryside are all situated where, apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming), passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.</p> <p>The conditions attached to the current planning permissions which relate to BRL and its activities are all designed "to safeguard the living conditions for occupants of neighbouring properties". The proposed hours of operation go far beyond that which is permitted under those planning conditons.</p> <p>The sound emanating from the premises holding events is bound to be audible within the neighbouring properties. Music being played along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area, supported by the prevailing winds and topography.</p>

	<p>Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond the 1.00am, and then be followed by the departure of staff and suppliers so likely to extend to between 1.30am and 2.00am at best, further disturbing local residents and their sleep, after the first “surge” of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life and the tranquillity of the area. Floodlighting around the proposed marquee and around the grounds simply adds to light pollution, ruining “dark skies”, drawing attention to the activities and causing visual as well as audible/noise nuisance.</p> <p>For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by BRL.</p>
<p>THE PREVENTION OF HARM TO CHILDREN</p>	<p>Whilst this refers to protecting children from activities on the premises, again, we do not think it is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury.</p>

<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>Attendees should be limited to that allowed by the current planning permissions ie 50. There should be no music outside of the main building and even that should be properly assessed and controlled by metering at regular intervals.</p>
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed: B.J.M Fraenkel

emailed on behalf of Mrs Frankael by Catriona Murfitt

Date: 20 May 2024

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)

**This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper.**

**Please contact the Licensing Department to confirm this date.**

## REPRESENTATION FORM

### OTHER PERSON (Person/Body)

Your Name/Company Name/Name of Body you represent	Beryl Fraenkel
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Bath Rugby Limited (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person.

### Other persons

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) *persons who live, or are involved in a business, in the relevant licensing authority's area*
- (b) *a body representing persons who live in the relevant licensing authority's area*
- (c) *a person involved in a business in the relevant licensing authority's area*
- (d) *a body representing persons involved in such businesses,*
- (e) *a member of the relevant licensing authority.*

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	0.7miles to Licensable Area and about 0.5miles from Farleigh House
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	Any crime, disorder or anti-social behaviour at the premises or related to the management of the premises is the responsibility of BRL. However, it is unlikely that BRL, particularly in the relation to a 200 guest wedding event, would be able to properly control such large numbers when they have been drinking alcohol over many hours. Furthermore, there is a very real risk of guests driving away from the venue along the very narrow, dark lanes, having consumed too much

	<p>alcohol. Without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2300 hours on the premises. No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.</p>
<p>PUBLIC SAFETY</p>	<p>Public safety is a major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural, countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in ‘surges’. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by walkers. There is a very real risk of injury</p> <p>There have already been a number of safety issues experienced by local residents caused by:</p> <ul style="list-style-type: none"> <li>• The number of vehicles visiting Farleigh House, especially at peak arrival times</li> <li>• Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles</li> <li>• The confusion arising from satnav systems directing visitors via narrow lanes rather than the main Tellisford Road</li> <li>• Excess speed and poor driver behaviour along neighbouring lanes</li> <li>• The area in front of East Lodge becoming a car/ taxi dropping off and pick up area.</li> </ul>
<p>TO PREVENT PUBLIC NUISANCE</p>	<p>Public nuisance is also a major concern. The application seeks to introduce a late-night entertainment venue into a quiet rural location. Farleigh Hungerford, Farleigh House and the countryside are all situated where, apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming), passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.</p> <p>The conditions attached to the current planning permissions which relate to BRL and its activities are all designed “to safeguard the living conditions for occupants of neighbouring properties”. The proposed hours of operation go far beyond that which is permitted under those planning conditons.</p> <p>The sound emanating from the premises holding events is bound to be audible within the neighbouring properties. Music being played along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area, supported by the prevailing winds and topography.</p>

	<p>Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond the 1.00am, and then be followed by the departure of staff and suppliers so likely to extend to between 1.30am and 2.00am at best, further disturbing local residents and their sleep, after the first “surge” of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life and the tranquillity of the area. Floodlighting around the proposed marquee and around the grounds simply adds to light pollution, ruining “dark skies”, drawing attention to the activities and causing visual as well as audible/noise nuisance.</p> <p>For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by BRL.</p>
<p>THE PREVENTION OF HARM TO CHILDREN</p>	<p>Whilst this refers to protecting children from activities on the premises, again, we do not think is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury.</p>

<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>Attendees should be limited to that allowed by the current planning permissions ie 50. There should be no music outside of the main building and even that should be properly assessed and controlled by metering at regular intervals.</p>
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed: B.J.M Fraenkel  
Date: 20 May 2024

emailed on behalf of Mrs Frankael by Catriona Murfitt

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**REPRESENTATION FORM**

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	PETER SCHLENKER
Postal and email address	[REDACTED]
Contact telephone number	

Name of the premises you are making a representation about	Bath Rugby Limited (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term 'interested party' from the Licensing Act 2003 'the Act', to be replaced by the term Other Person.

**Other persons**

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Please detail the approximate distance between yourself and the premises applying for a licence	[300] metres to Licensable Area and about [350] metres from Farleigh House
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	Any crime, disorder or anti-social behaviour at the premises or related to the management of the premises is the responsibility of BRL. However, it is unlikely that BRL, particularly in the relation to a 200 guest wedding event, would be able to properly control such large numbers who have been drinking alcohol over many hours. Furthermore, there is the very real risk of guests driving away from the

	<p>venue along the very narrow, dark lanes, having consumed too much alcohol. Without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2300 hours on the premises. No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.</p>
<p><b>PUBLIC SAFETY</b></p>	<p>Public safety is a major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural, countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in 'surges'. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by walkers. There is a very real risk of injury</p> <p>There have already been a number of safety issues experienced by local residents caused by:</p> <ul style="list-style-type: none"> <li>• The number of vehicles visiting Farleigh House, especially at peak arrival times</li> <li>• Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles</li> <li>• The confusion arising from satnav systems directing visitors via narrow lanes rather than the main Tellisford Road</li> <li>• Excess speed and poor driver behaviour along neighbouring lanes</li> <li>• The area in front of East Lodge becoming a car/ taxi dropping off and pick up area.</li> </ul>
<p><b>TO PREVENT PUBLIC NUISANCE</b></p>	<p>Public nuisance is also a major concern. The application seeks to introduce a late-night entertainment venue into a quiet rural location. Farleigh Hungerford, Farleigh House and the countryside are all situated where, apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming), passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.</p> <p>The conditions attached to the current planning permissions which relate to BRL and its activities are all designed "to safeguard the living conditions for occupants of neighbouring properties". The proposed hours of operation go far beyond that which is permitted under those planning conditions.</p> <p>The sound emanating from the premises holding events is bound to be audible within the neighbouring properties. Music being played along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area, supported by the prevailing winds and topography</p>

	<p>Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond the 1.00am, and then be followed by the departure of staff and suppliers so likely to extend to between 1.30am and 2.00am at best, further disturbing local residents and their sleep, after the first "surge" of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life and the tranquillity of the area. Floodlighting around the proposed marquee and around the grounds simply adds to light pollution, ruining "dark skies", drawing attention to the activities and causing visual as well as audible/noise nuisance.</p> <p>For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by BRL.</p>
<p>THE PREVENTION OF HARM TO CHILDREN</p>	<p>Whilst this refers to protecting children from activities on the premises, again, we do not think it is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury.</p>

<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>Attendees should be limited to that allowed by the current planning permissions ie 50. There should be no music outside of the main building and even that should be properly assessed and controlled by metering at regular intervals.</p>
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If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed: [Redacted] on behalf

Date: 20th May 2023

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[Faint, illegible text in the main body of the form, likely representing a license application or renewal form.]

[Faint, illegible text in the bottom section of the form, possibly a declaration or signature area.]

## REPRESENTATION FORM

### OTHER PERSON (Person/Body)

Your Name/Company Name/Name of Body you represent	Simon Hill
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Bath Rugby Limited (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person.

#### Other persons

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Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	350 metres to Licensable Area and about 400 metres from Farleigh House
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	The Crime and Disorder Act 1998 ('CDA') has established that the responsibility of reducing crime does not fall solely to the Police.  Section 17 of the CDA requires local authorities to consider the crime and disorder implications of all their activities and functions and do all that they reasonably can to reduce these problems.

	<p>In terms of any crime, disorder or anti-social behaviour at the premises or related to the management of the premises, this would be down to the management of Bath Rugby to control, limit and handle within the parameters of any conditions that are set by the local authority. Bath Rugby's proposed operating conditions make only limited and oblique references to such management.</p> <p>Bath Rugby has elected to make a wide ranging License application with public access for up to 200 people in 21 out of 24 hours every day of the year, and with alcohol on sale from 10.00 to 01.00 on every Friday and Saturday and 10.00 to 23.30 Sunday to Thursday throughout the year with an additional 30 minutes drinking up time.</p> <p>In making the application on the scale as drawn and having made the choice to offer no indication as to how they might manage or reduce disorder or anti-social behaviour, Bath Rugby are ill-prepared and have given insufficient thought to the impact or likely consequences of their proposals.</p> <p>Bath Rugby could have included in operating conditions a provision that no person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage, together with their proposals for how they could enforce such a condition but no such condition or anything of any similar nature has been offered by Bath Rugby.</p> <p>It is likely, therefore, that the proposed Licensed activities will result in an increase in crime and disorderly behaviour.</p> <p>Without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 1500 hours on the premises. No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.</p>
PUBLIC SAFETY	<p>Public safety is a major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural, countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in 'surges'. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>Bath Rugby has applied for a Licence that provides for up to 200 members of the public, together with entertainers, caterers, waiting staff, management staff and marshalls to gather in this rural, countryside location from 05.00 and potentially only finally leaving the site at 02.00 or 03.00 following clearing up after events.</p> <p>The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by walkers. There is a very real risk of injury as much of that traffic would be unfamiliar with the area, using a part of the local highway network that is allowed to travel at up to 60mph on narrow, single carriageways, with blind bends, no footways, no lighting or provision for walkers and cyclists.</p>

(Note: all the lanes approaching Farleigh House from the A366 are national speed limit despite being single track).

Many of the houses on Tellisford Road on the approach to Fareligh House front on to the road with no protecting front walls or gardens. East Lodge on Tellisford Road and Brook Cottage on Church Farm Lane are on blind bends.

Tellisford Road, from the A366 past the church and to Tellisford village is a well used part of the Macmillan Way walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere.

There are 15 young children (including my 10 year old and 7 year old daughters) who live on the route to the premises along Tellisford Road from the A366 down to East Lodge and along past Hermitage House and up past Hillside Farm.

It is obvious, therefore, that the approach roads to the Licensable area are entirely unsuited to the arrival of numerous vehicles, be they private cars, taxis, or, even worse, mini-buses and coaches.

There have already been a number of safety issues experienced by local residents caused by:

- The number of vehicles visiting Farleigh House, especially at peak arrival times
- Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles
- The confusion arising from SatNav systems directing visitors via narrow lanes rather than the main Tellisford Road
- Excess speed and poor driver behaviour along neighbouring lanes
- The area in front of East Lodge becoming a car/taxi dropping off and pick up area.

It is already clear that the level of traffic approaching Farleigh House on a daily basis is not sustainable.

There is an existing 'Travel Plan' associated with the corporate training activities at the site. Despite numerous attempts by local residents to encourage Bath Rugby to manage their own 'Travel Plan' more proactively, such efforts have been largely ignored and the Plan is ineffective.

Bath Rugby has chosen not to support this application with any form of additional traffic management plan, or even a basic assumption around the increase in volume of traffic expected, let alone how it would be managed so as to cause no further increase in volumes or an increase in the occurrence of the safety issues noted above.

Bath Rugby has made almost no concrete suggestions as to how they might approach traffic management, including the use of marshalls on the approaches to the property; this will inevitably lead to further nuisance as the noise of marshalls directing traffic at 01.30 or later would be almost as bad as the traffic itself. It would also emphasise the embattled feeling that would exist as hi-viz vested marshalls stand around the lanes at all hours of the day and night.

	<p>As there is no realistic access from public transport, nor are there safe and convenient routes for cyclists and pedestrians, I do not believe that any Travel Plan using the public highways accessing the site from the A366 could be effective, particularly considering the dramatically increased volumes that would be generated by the proposed Licensed activities.</p> <p>The premises are served by an unsuitable highway network that is simply incapable of safely accommodating the extra traffic generated by up to 200 wedding guests and associated services.</p> <p>This constitutes a hazard to all road users and prejudices public safety, which should not, in the public interest, be countenanced.</p>
<p>TO PREVENT PUBLIC NUISANCE</p>	<p>Public nuisance is a major concern: The application seeks to introduce a late-night entertainment venue into a quiet rural location operational seven days-a-week with all but a limited number of hours of the day free from disturbance. Farleigh Hungerford, Farleigh House and the countryside are all situated where passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.</p> <p>The conditions attached to the current planning permissions which relate to Bath Rugby and its activities are all designed ‘to safeguard the living conditions for occupants of neighbouring properties’. The proposed hours of operation go far beyond that which is permitted under those planning conditons.</p> <p>No effort has been made to compare noise in the current environment with the noise that would result from the proposed activities.</p> <p>Bath Rugby plan to have a noise reduction plan based on the use of special speakers, prescribed “noise levels”, test noise with a meter and direct noise equipment away from the hamlet but no such documented plan has been submitted with the application and neither has Bath Rugby chosen to share such a documented plan with local residents.</p> <p>Bath Rugby has chosen to submit the application without providing any information to reasonably, fairly and properly reach a rational judgement on the prevention of public nuisance in relation to the amount of noise likely to emanate from the premises during the applied for hours of operation.</p> <p>Prior to submitting the application for a License or conducting any form of consultation with neighbours, Bath Rugby had already advertised the premises for events, on the assumption of being a licensed premises and including, inter alia:</p> <ul style="list-style-type: none"> <li>• the provision of a helicopter landing area</li> <li>• samba bands on the lawn</li> <li>• live music outside in a marquee</li> </ul> <p>Other than the obvious noise nuisance from amplified music in the open air “on the lawns”, it is also clear that:</p> <ul style="list-style-type: none"> <li>• marquees offer no acoustic shielding;</li> <li>• sound amplification systems rely on not being tampered with to increase music sound levels; and</li> <li>• if inside the built structure, doors and windows must remain closed to be effective.</li> </ul>



Inevitably, the use of the premises with doors open and in marquees with guests spilling out into the open air to enjoy a warm summer evening with no acoustic mitigation would lead to the uncontrolled emission of noise.

It is also not conceivable that on a hot summer evening staff are going to be able to control the behaviour of guests sufficient to prevent doors and windows being opened to ventilate the spaces within the building.

This will all result in a significant disturbance to neighbouring properties in a quiet rural community. Farleigh House held a wedding last year as a 'one-off' event and the noise disturbance in our house included the sound of the guests enjoying the event, significant levels of traffic, as well as the band during the live performance late at night but also throughout the day during rehearsal. Music being played along with the sound of revellers, late into the evening 7 days-a-week would cut through the tranquillity of the area, supported by the prevailing winds and topography. The prevailing winds are south-westerly and directly towards the main concentration of houses in the hamlet. The topography between the House and neighbouring properties which are situated slightly above Farleigh House further emphasises the impact of the noise.

Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend far beyond the 1.00am licence with, drinking up time, the departure of guests, then staff and suppliers so likely to extend to between 2.00 – 3.00am at best, further disturbing local residents and their sleep, after the first "surge" of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life and the tranquillity of the area. Floodlighting around the proposed marquee and around the grounds simply adds to light pollution, ruining "dark skies", drawing attention to the activities and causing visual as well as audible/noise nuisance.

Any suggestion that the outside activities will be to the south of the built structure which would thereby shield the majority (but not all) of the hamlet from noise can be discounted; this is already proven from experience over the past 12 years from the rugby training ground and other functions held at the House.

It is also reasonable to suppose, in the absence of any proposed conditions from Bath Rugby, that fireworks may be a feature of such events. Apart from the obvious noise nuisance to neighbouring properties, and their household pets, Farleigh House is surrounded by farm land with livestock including sheep and horses grazing on adjoining fields; there are also thatched houses in the hamlet including our own thatched cottage. Fireworks would be a nuisance and a threat, potentially invalidating the ability of some households to secure insurance for their thatched properties.

It is fashionable for guests to want to film such occasions, including the use of camera drones. Drones overflying the Licensable Area would be an infringement of the privacy of the local residents and a noise nuisance.

For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance; this would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an

	<p>undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas; this combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by Bath Rugby.</p> <p>I understand that a number of bookings (15) have already been taken for 2023, including a wedding on 8<sup>th</sup> July, on the basis of the advertised facilities and the proposed operating hours despite not having a Licence. Furthermore, I understand that if Bath Rugby are not successful in obtaining the applied for Licence, they may apply for Temporary Events Notices (TENs) to enable the already booked events to take place. Without sufficient scrutiny of such applications and the imposition of strict conditions, there is a danger that the Licensing Objectives will not be met in any event; the Licensing Panel should indicate that applications for TENS will be refused for the same reasons as this application should be refused.</p> <p>As well as the events already booked for 2023, Bath Rugby has stated that they envisage at least 50 licensed events per year from 2024, with the majority taking place within the Spring and Summer window; this could cause an unreasonable concentration of events, perhaps two or three per week in the summer months leading to local residents becoming embattled by the constant threat of nuisance.</p> <p>It is clear that the proposed activities would be many, unrelenting and severely disruptive causing an almost permanent public nuisance.</p>
<p>THE PREVENTION OF HARM TO CHILDREN</p>	<p>Whilst this refers to protecting children from activities on the premises, again, we do not think it is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury. My children would no longer be able to grow up in the village with the expected freedoms of peaceful rural location where we can safely cycle, scoot or walk around the village (see picture 1.)</p> <p>My daughters' bedrooms also back on to the Tellisford Road so they are likely to suffer from the noise associated with intoxicated guests and heavy traffic late at night. The harm associated with sleep deprivation in children is well documented and the level of noise appears unreasonable for a rural location.</p>



Picture 1. Children scooting outside Farleigh Cottage

Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account

No more than one event in any four week period

No more than 12 events in any calendar year

No events to be held on any public holidays

The number of public attendees to be limited to 50 for any one event  
Licensing hours to be limited to 12.00 to 22.00

The site should not be open to the public until 10.00 and all members of the public to have left the site before 22.30

The site should not be open to external service providers until 09.00

All members of staff and service providers to have left the site by 23.00  
No residential accommodation on the site for guests

No live music and/or amplified sound outside the built structure

No fireworks

No drones

No traffic marshalls on the public highways

No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage

Bath Rugby to provide a sound assessment of the current environment at all times of the day and night and propose sound limits to the satisfaction of the Licensing Panel prior to any License being granted

	<p>Bath Rugby to provide a traffic management plan to the satisfaction of the Licensing Panel prior to any License being granted.</p> <p>No TENS applications to be made meaning that no Licensed events will take place unless a full Licence has been granted.</p>
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

E-signed: Simon Hill (by e-mail)

Date: 20.05.23

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)  
**This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Department to confirm this date.**

## REPRESENTATION FORM

### OTHER PERSON (Person/Body)

Your Name/Company Name/Name of Body you represent	Nadia Hill
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Bath Rugby Limited (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person.

### Other persons

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) *persons who live, or are involved in a business, in the relevant licensing authority's area*
- (b) *a body representing persons who live in the relevant licensing authority's area*
- (c) *a person involved in a business in the relevant licensing authority's area*
- (d) *a body representing persons involved in such businesses,*
- (e) *a member of the relevant licensing authority.*

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	350 metres to Licensable Area and about 400 metres from Farleigh House
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	<p>The Crime and Disorder Act 1998 ('CDA') has established that the responsibility of reducing crime does not fall solely to the Police.</p> <p>Section 17 of the CDA requires local authorities to consider the crime and disorder implications of all their activities and functions and do all that they reasonably can to reduce these problems.</p> <p>In terms of any Page 117 disorder or anti-social behaviour at the premises or related to the management of the premises, this would be down to</p>

the management of Bath Rugby to control, limit and handle within the parameters of any conditions that are set by the local authority. I note that Bath Rugby's proposed operating conditions make only limited and oblique references to such management.

To be clear, Bath Rugby has elected to make a wide ranging License application with public access for up to 200 people in 21 out of 24 hours every day of the year, and with alcohol on sale from 10.00 to 01.00 on every Friday and Saturday and 10.00 to 23.30 Sunday to Thursday throughout the year with an additional 30 minutes drinking up time.

In making the application on the scale as drawn and having made the choice to offer no indication as to how they might manage or reduce disorder or anti-social behaviour, Bath Rugby are ill-prepared and have given insufficient thought to the impact or likely consequences of their proposals.

For example, they could have included in operating conditions a provision that no person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage, together with their proposals for how they could enforce such a condition. No such condition or anything of any similar nature has been offered by Bath Rugby.

It is likely, therefore, that the proposed Licensed activities will result in an increase in crime and disorderly behaviour.

Without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2200 hours on the premises. No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.

**PUBLIC SAFETY**

Public safety is a major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural, countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in 'surges'. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.

Bath Rugby has applied for a Licence that provides for up to 200 members of the public, together with entertainers, caterers, waiting staff, management staff and marshalls to gather in this rural, countryside location from 05.00 and potentially only finally leaving the site at 02.00 or 03.00 following clearing up after events.

The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by walkers. There is a very real risk of injury

Much of that traffic would be unfamiliar with the area, using a part of the local highway network that is allowed to travel at up to 60mph on narrow, single carriageways, with blind bends, no footways, no lighting or provision for walkers and cyclists.

(Note: all the lanes approaching Farleigh House from the A366 are national speed limit despite being single track).

Many of the houses on Tellisford Road on the approach to Fareligh House front on to the road with no protecting front walls or gardens. East Lodge on Tellisford Road and Brook Cottage on Church Farm Lane are on blind bends.

Tellisford Road, from the A366 past the church and to Tellisford village is a well used part of the Macmillan Way walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere.

There are 15 young children (including my 7 year old and 10 year old daughters) who live on the route to the premises along Tellisford Road from the A366 down to East Lodge and along past Hermitage House and up past Hillside Farm.

It is obvious, therefore, that the approach roads to the Licensable area are entirely unsuited to the arrival of numerous vehicles, be they private cars, taxis, or, even worse, mini-buses and coaches.

There have already been a number of safety issues experienced by local residents caused by:

- The number of vehicles visiting Farleigh House, especially at peak arrival times
- Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles
- The confusion arising from satnav systems directing visitors via narrow lanes rather than the main Tellisford Road
- Excess speed and poor driver behaviour along neighbouring lanes
- The area in front of East Lodge becoming a car/ taxi dropping off and pick up area.

It is already clear that the level of traffic approaching Farleigh House on a daily basis is not sustainable.

There is an existing "Travel Plan" associated with the corporate training activities at the site. Despite numerous attempts by local residents to encourage Bath Rugby to manage their own "Travel Plan" more proactively, such efforts have been largely ignored and the Plan is ineffective.

Bath Rugby has chosen not to support this application with any form of additional traffic management plan, or even a basic assumption around the increase in volume of traffic expected, let alone how it would be managed so as to cause no further increase in volumes or an increase in the occurrence of the safety issues noted above.

Instead, Bath Rugby has made a number of vague suggestions as to how they might approach traffic management, including the use of marshalls on the approaches to the property. This will inevitably lead to further nuisance as the noise of marshalls directing traffic at 01.30 or later would be almost as bad as the traffic itself. It would also emphasise the embattled feeling that would exist as hi-viz vested marshalls stand around the lanes at all hours of the day and night.

In any event, **Page 119** there is no realistic access from public transport, nor are there safe and convenient routes for cyclists and pedestrians, I do

	<p>not believe that any Travel Plan using the public highways accessing the site from the A366 could be effective, particularly considering the dramatically increased volumes that would be generated by the proposed Licensed activities.</p> <p>The fact remains that the premises are served by an unsuitable highway network that is simply incapable of safely accommodating the extra traffic generated by up to 200 wedding guests and associated services.</p> <p>This constitutes a hazard to all road users and prejudices public safety, which should not, in the public interest, be countenanced.</p>
<p>TO PREVENT PUBLIC NUISANCE</p>	<p>Public nuisance is also a major concern. The application seeks to introduce a late-night entertainment venue into a quiet rural location operational 7 days a week with all but a limited number of hours of the day free from disturbance. Farleigh Hungerford, Farleigh House and the countryside are all situated where passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.</p> <p>The conditions attached to the current planning permissions which relate to BRL and its activities are all designed “to safeguard the living conditions for occupants of neighbouring properties”. The proposed hours of operation go far beyond that which is permitted under those planning conditons.</p> <p>No effort has been made to compare noise in the current environment with the noise that would result from the proposed activities.</p> <p>I understand that Bath Rugby are proposing to have a noise reduction plan based on the use of special speakers, prescribed “noise levels”, test noise with a meter and direct noise equipment away from the hamlet. No such documented plan has been submitted with the application and neither has Bath Rugby chosen to share such a documented plan with local residents.</p> <p>As such, Bath Rugby has elected to submit the application without providing any information to reasonably, fairly and properly reach a rational judgement on the prevention of public nuisance in relation to the amount of noise likely to emanate from the premises during the applied for hours of operation.</p> <p>Prior to submitting the application for a License or conducting any form of consultation with neighbours, Bath Rugby had already advertised the premises for events, on the assumption of being a licensed premises and including, inter alia:</p> <ul style="list-style-type: none"> <li>• the provision of a helicopter landing area</li> <li>• samba bands on the lawn</li> <li>• live music outside in a marquee</li> </ul> <p>Other than the obvious noise nuisance from amplified music in the open air “on the lawns”, it is also clear that:</p> <ul style="list-style-type: none"> <li>• marquees offer no acoustic shielding;</li> <li>• sound amplification systems rely on not being tampered with to increase music sound levels; and</li> <li>• if inside the built structure, doors and windows must remain closed to be effective.</li> </ul> <p>Inevitably, the use of the premises with doors open and in marquees with guests spilling out into the open air to enjoy a warm summer</p>



evening with no acoustic mitigation would lead to the uncontrolled emission of noise.

It is also not conceivable that on a hot summer evening staff are going to be able to control the behaviour of guests sufficient to prevent doors and windows being opened to ventilate the spaces within the building.

This will all result in a significant disturbance to neighbouring properties in a quiet rural community. Farleigh House held a wedding last year as a 'one-off' event and the noise disturbance in our house included the sound of the guests enjoying the event, significant levels of traffic, as well as the band during the live performance late at night but also throughout the day during rehearsal. Music being played along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area, supported by the prevailing winds and topography. The prevailing winds are south-westerly and directly towards the main concentration of houses in the hamlet. The topography between the House and neighbouring properties which are situated slightly above Farleigh House further emphasises the impact of the noise.

Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend far beyond the 1.00am licence with, drinking up time, the departure of guests, then staff and suppliers so likely to extend to between 2.00 – 3.00am at best, further disturbing local residents and their sleep, after the first "surge" of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life and the tranquillity of the area. Floodlighting around the proposed marquee and around the grounds simply adds to light pollution, ruining "dark skies", drawing attention to the activities and causing visual as well as audible/noise nuisance.

Any suggestion that the outside activities will be to the south of the built structure which would thereby shield the majority (but not all) of the hamlet from noise can be discounted. This is already proven from experience over the past 12 years from the rugby training ground and other functions held at the House.

It is also reasonable to suppose, in the absence of any proposed conditions from Bath Rugby, that fireworks may be a feature of such events. Apart from the obvious noise nuisance to neighbouring properties, and their household pets, Farleigh House is surrounded by farm land with livestock including sheep and horses grazing on adjoining fields. There are also thatched houses in the hamlet including our own thatched cottage. Fireworks would be a nuisance and a threat, potentially invalidating the ability of some households to secure insurance for their thatched properties.

It is fashionable for guests to want to film such occasions, including the use of camera drones. Drones overflying the Licensable Area would be an infringement of the privacy of the local residents and a noise nuisance.

For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-

	<p>off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by BRL.</p> <p>I understand that a number of bookings (15) have already been taken for 2023, including a wedding on 8<sup>th</sup> July, on the basis of the advertised facilities and the proposed operating hours despite not having a Licence.</p> <p>Further, I understand that if Bath Rugby are not successful in obtaining the applied for Licence, they may apply for Temporary Events Notices (TENS) to enable the already booked events to take place. Without sufficient scrutiny of such applications and the imposition of strict conditions, there is a danger that the Licensing Objectives will not be met in any event. I presume therefore that the Licensing Panel will want to indicate that applications for TENS will be refused for the same reasons as this application should be refused.</p> <p>As well as the events already booked for 2023, Bath Rugby has stated that they envisage at least 50 licensed events per year from 2024, with the majority taking place within the Spring and Summer window. This could cause an unreasonable concentration of events, perhaps two or three per week in the Summer months leading to local residents becoming embattled by the constant threat of nuisance.</p> <p>It is clear that the proposed activities would be many, unrelenting and severely disruptive causing an almost permanent public nuisance.</p>
<p>THE PREVENTION OF HARM TO CHILDREN</p>	<p>Whilst this refers to protecting children from activities on the premises, again, we do not think is is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury. My children would no longer be able to grow up in the village with the expected freedoms of peaceful rural location where we can safely cycle, scoot or walk around the village (see picture 1.)</p> <p>My daughters' bedrooms also back on to the Tellisford Road so they are likely to suffer from the noise associated with intoxicated guests and heavy traffic late at night. The harm associated with sleep deprivation in children is well documented and the level of noise appears unreasonable for a rural location.</p>



Picture 1. Children scooting outside Farleigh Cottage

Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account

No more than one event in any two week period

No more than 15 events in any calendar year

No events to be held on any public holidays

The number of public attendees to be limited to 50 for any one event  
Licensing hours to be limited to 12.00 to 22.00

The site should not be open to the public until 10.00 and all members of the public to have left the site before 22.30

The site should not be open to external service providers until 09.00

All members of staff and service providers to have left the site by 23.00  
No residential accommodation on the site for guests

No live music and/or amplified sound outside the built structure

No fireworks

No drones

No traffic marshalls on the public highways

No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage

Bath Rugby to provide a sound assessment of the current environment at all times of the day and night and propose sound limits to the satisfaction of the Licensing Panel prior to any License being granted

	<p>Bath Rugby to provide a traffic management plan to the satisfaction of the Licensing Panel prior to any License being granted</p> <p>No TENS applications to be made meaning that no Licensed events will take place until a full Licence has been granted</p>
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed: Nadia Hill

Date: 20.05.23

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)

**This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Department to confirm this date.**

**REPRESENTATION FORM**

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	Deborah Allen
Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]

Name of the premises you are making a representation about	Bath Rugby Limited, Farleigh House ("Bath Rugby")
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person.

**Other persons**

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) *persons who live, or are involved in a business, in the relevant licensing authority's area*
- (b) *a body representing persons who live in the relevant licensing authority's area*
- (c) *a person involved in a business in the relevant licensing authority's area*
- (d) *a body representing persons involved in such businesses,*
- (e) *a member of the relevant licensing authority.*

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	Approximately 250m to Licensable Area and approximately 300m from Farleigh House
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	The Crime and Disorder Act 1998 ('CDA') has established that the responsibility of reducing crime does not fall solely to the Police.

	<p>Section 17 of the CDA requires local authorities to consider the crime and disorder implications of all their activities and functions and do all that they reasonably can to reduce these problems.</p> <p>In terms of any crime, disorder or anti-social behaviour at the premises or related to the management of the premises, this would be down to the management of Bath Rugby to control, limit and handle within the parameters of any conditions that are set by the local authority. I note that Bath Rugby's proposed operating conditions make only limited and oblique references to such management.</p> <p>To be clear, Bath Rugby has elected to make a wide ranging License application with public access for up to 200 people in 21 out of 24 hours every day of the year, and with alcohol on sale from 10.00 to 01.00 on every Friday and Saturday and 10.00 to 23.30 Sunday to Thursday throughout the year with an additional 30 minutes drinking up time.</p> <p>In making the application on the scale as drawn and having made the choice to offer no indication as to how they might manage or reduce disorder or anti-social behaviour, Bath Rugby are ill-prepared and have given insufficient thought to the impact or likely consequences of their proposals.</p> <p>For example, they could have included in operating conditions a provision that no person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage, together with their proposals for how they could enforce such a condition. No such condition or anything of any similar nature has been offered by Bath Rugby.</p> <p>It is likely, therefore, that the proposed Licensed activities will result in an increase in crime and disorderly behaviour.</p>
<p><b>PUBLIC SAFETY</b></p>	<p>I note that this normally relates to the safety of the public on the premises, i.e. fire safety, electrical circuitry, lighting, building safety or capacity, and first aid and will, again, be largely down to the management of Bath Rugby to manage, control, limit and handle.</p> <p>However, it is not unreasonable for the Council, as the local highway authority, to take into account the safety of the wider public in the vicinity of the licensable area/premises.</p> <p>Bath Rugby has applied for a Licence that provides for up to 200 members of the public, together with entertainers, caterers, waiting staff, management staff and marshalls to gather in this rural, countryside location from 05.00 and potentially only finally leaving the site at 02.00 or 03.00 following clearing up after events.</p> <p>There would undoubtedly be significantly increased traffic arriving and leaving in 'surges' as the events are set up, carried out and cleared away.</p> <p>Much of that traffic would be unfamiliar with the area, using a part of the local highway network that is allowed to travel at up to 60mph on narrow, single carriageways, with blind bends, no footways, no lighting or provision for pedestrians and cyclists.</p>

(Note: all the lanes approaching Farleigh House from the A366 are national speed limit despite being single track).

Many of the houses on Tellisford Road on the approach to Fareligh House front on to the road with no protecting front walls or gardens. East Lodge on Tellisford Road and Brook Cottage on Church Farm Lane are on blind bends.

Tellisford Road, from the A366 past the church and to Tellisford village is a well used part of the Macmillan Way walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere.

There are 15 young children who live on the route to the premises along Tellisford Road from the A366 down to East Lodge and along past Hermitage House and up past Hillside Farm.

It is obvious, therefore, that the approach roads to the Licensable area are entirely unsuited to the arrival of numerous vehicles, be they private cars, taxis, or, even worse, mini-buses and coaches.

There have already been a number of safety issues experienced by local residents caused by vehicles travelling to Farleigh House as a result of:

- The number of vehicles, especially at peak arrival times;
- Excess speed and poor driver behaviour along the lanes
- Vehicles ignoring the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles; and
- The confusion arising from satnav systems directing visitors to a postcode that is not the entrance to the property but is in fact East Lodge. This has resulted in the area in front of East Lodge becoming a car/taxi dropping off and pick up area within a matter of feet from East Lodge on a blind bend, late at night and early in the morning.

It is already clear that the level of traffic approaching Farleigh House on a daily basis is not sustainable.

There is an existing "Travel Plan" associated with the corporate training activities at the site. Despite numerous attempts by local residents to encourage Bath Rugby to manage their own "Travel Plan" more proactively, such efforts have been largely ignored and the Plan is ineffective.

Bath Rugby has chosen not to support this application with any form of additional traffic management plan, or even a basic assumption around the increase in volume of traffic expected, let alone how it would be managed so as to cause no further increase in volumes or an increase in the occurrence of the safety issues noted above.

Instead, Bath Rugby has made a number of vague suggestions as to how they might approach traffic management, including the use of marshalls on the approaches to the property. This will inevitably lead to further nuisance as the noise of marshalls directing traffic at 01.30 or later would be almost as bad as the traffic itself. It would also emphasise the embattled feeling that would exist as hi-viz vested marshalls stand around the lanes at all hours of the day and night.

In any event, as there is no realistic access from public transport, nor are there safe and convenient routes for cyclists and pedestrians, I do not believe that any Travel Plan using the public highways accessing the site from the A366 could be effective, particularly considering the dramatically increased volumes that would be generated by the proposed Licensed activities.

	<p>The fact remains that the premises are served by an unsuitable highway network that is simply incapable of safely accommodating the extra traffic generated by up to 200 wedding guests and associated services.</p> <p>This constitutes a hazard to all road users and prejudices public safety, which should not, in the public interest, be countenanced.</p>
<p><b>TO PREVENT PUBLIC NUISANCE</b></p>	<p>The application will give rise to public nuisance in relation to noise and the frequency of events.</p> <p>The character of the hamlet of Farleigh Hungerford, Farleigh House and the countryside are all intrinsically bound together and present a quiet rural location where apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming) passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.</p> <p>In contrast, the object of the Licence application is to enable a business which would allow for hospitality events across the premises with up to 200 guests carrying out activities in 21 out of 24 hours on every Friday and Saturday and 19 out of 24 hours Sunday to Thursday throughout the year.</p> <p>In that context, that there is no noise assessment accompanying the licence application despite the intensity and length of the proposed operating hours.</p> <p>No effort has been made to compare noise in the current environment with the noise that would result from the proposed activities.</p> <p>I understand that Bath Rugby are proposing to have a noise reduction plan based on the use of special speakers, prescribed "noise levels", test noise with a meter and direct noise equipment away from the hamlet. No such documented plan has been submitted with the application and neither has Bath Rugby chosen to share such a documented plan with local residents.</p> <p>As such, Bath Rugby has elected to submit the application without providing any information to reasonably, fairly and properly reach a rational judgement on the prevention of public nuisance in relation to the amount of noise likely to emanate from the premises during the applied for hours of operation.</p> <p>Prior to submitting the application for a License or conducting any form of consultation with neighbours, Bath Rugby had already advertised the premises for events, on the assumption of being a licensed premises and including, inter alia, the provision of a helicopter landing area, samba bands on the lawn and live music outside in a marquee.</p> <p>According to their advertisement: "Champagne, canapés and jazz are just some of elements you can add to the romance of the rose garden and dancing hand in hand on the lawn. Receptions, ceremonies and breakfasts under a sailcloth marquee with panoramic views."</p> <p>It is not clear whether "breakfast" is before the guests have gone to bed in the early hours or after they have risen on the following day having used residential facilities at the property. The former suggesting that events will continue until long after the Licensed hours and the latter increasing the potential noise nuisance from a single daily event to a</p>



multi-day event. It is also noted that "the panoramic views" will include a number of adjoining properties in Farleigh Hungerford.

It is clear that live music and entertainment will not be limited to areas within the buildings. Live and recorded music and other amplified entertainment will be available externally on the lawns and inside marquees in the Licensed Area.

Other than the obvious noise nuisance from amplified music in the open air "on the lawns", it is also clear that:

1. marquees offer no acoustic shielding;
2. sound amplification systems rely on not being tampered with to increase music sound levels; and
3. if inside the built structure, doors and windows must remain closed to be effective.

Inevitably, the use of the premises with doors open and in marquees with guests spilling out into the open air to enjoy a warm summer evening with no acoustic mitigation would lead to the uncontrolled emission of noise.

It is also not conceivable that on a hot summer evening staff are going to be able to control the behaviour of guests sufficient to prevent doors and windows being opened to ventilate the spaces within the building.

As advertised, guests will also want to enjoy the gardens and seating areas of the grounds close to the event spaces as well as around the wider grounds. In this quiet rural location it is inevitable that the sound of music, talking, singing, etc. would be audible outside of the event spaces.

The sound emanating from the premises is bound to be audible within the neighbouring properties.

The nature of the sound also needs to be considered. The house, neighbouring properties and hamlet are set in a relatively quiet environment where there is little background noise other than that which is expected and characteristic of a countryside setting. Music or other amplified sound being played, however distant, along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area. The prevailing winds are south-westerly and directly towards the main concentration of houses in the hamlet. The topography between the House and neighbouring properties which are situated slightly above Farleigh House further emphasises the impact of the noise.

Any suggestion that the outside activities will be to the south of the built structure which would thereby shield the majority (but not all) of the hamlet from noise can be discounted. This is already proven from experience over the past 12 years from the rugby training ground and other functions held at the House.

It is also reasonable to suppose, in the absence of any proposed conditions from Bath Rugby that fireworks may be a feature of such events. Apart from the obvious noise nuisance to neighbouring properties, Farleigh House is surrounded by farm land with livestock including sheep and horses grazing on adjoining fields. There are also thatched houses in the hamlet. Fireworks would be a nuisance and a threat.

It is fashionable for guests to want to film such occasions, including the use of camera drones. Drones overflying the Licensable Area would be an infringement of the privacy of the local residents and a noise nuisance.

It is also noted that Farleigh House is situated on the flight path for low flying light aircraft approaching and leaving the Brown Shutters airfield. Drones would represent a danger to such aircraft.

	<p>As noted above, noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond 1.00am, and then be followed by the departure of staff and suppliers so likely to extend to between 2.00am and 3.00am, further disturbing local residents and their sleep, after the first "surge" of departures.</p> <p>Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and would seriously disturb the sleep and quality of life of local residents and the tranquillity of the area.</p> <p>Floodlighting around the marquee and around the grounds simply adds to light pollution, ruining "dark skies", drawing attention to the activities and causing visual as well as audible/noise nuisance.</p> <p>For all of these reasons our living conditions would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when we would not unreasonably expect a quiet night-time environment to enable sleep, rest and to enjoy an undisturbed night.</p> <p>I understand that a number of bookings (15) have already been taken for 2023, including a wedding on 8<sup>th</sup> July, on the basis of the advertised facilities and the proposed operating hours despite not having a Licence.</p> <p>Further, I understand that if Bath Rugby are not successful in obtaining the applied for Licence, they may apply for Temporary Events Notices (TENS) to enable the already booked events to take place. Without sufficient scrutiny of such applications and the imposition of strict conditions, there is a danger that the Licensing Objectives will not be met in any event. I presume therefore that the Licensing Panel will want to indicate that applications for TENS will be refused for the same reasons as this application should be refused.</p> <p>As well as the events already booked for 2023, Bath Rugby has stated that they envisage at least 50 licensed events per year from 2024, with the majority taking place within the Spring and Summer window. This could cause an unreasonable concentration of events, perhaps two or three per week in the Summer months leading to local residents becoming embattled by the constant threat of nuisance.</p> <p>It is clear that the proposed activities would be many, unrelenting and severely disruptive causing an almost permanent public nuisance.</p> <p>Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable and cannot be satisfactorily mitigated or controlled by Bath Rugby.</p>
<p><b>THE PREVENTION OF HARM TO CHILDREN</b></p>	<p>I note that the Licensing panel might consider that the prevention of harm to children in these circumstances relates to protecting children from the activities carried out on the premises whilst they are there attending weddings and functions and that the law already provides special protections for children under 18 to buy alcohol and that Bath Rugby will be operating a Challenge 25 scheme.</p> <p>However, the definition of "harm" in section 31 of the Children Act 1989 (as amended) includes "impairment of health or well being" which could well be the result of being woken from sleep by loud noise and lights at</p>

	night time. Children are also more vulnerable to road traffic injury where there are no footpaths.
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Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account	<p>No more than one event in any two week period  No more than 15 events in any calendar year  No events to be held on any public holidays  The number of public attendees to be limited to 50 for any one event  Licensing hours to be limited to 12.00 to 22.00  The site should not be open to the public until 10.00 and all members of the public to have left the site before 22.30  The site should not be open to external service providers until 09.00  All members of staff and service providers to have left the site by 23.00  No residential accommodation on the site for guests  No live music and/or amplified sound outside the built structure  No fireworks  No drones  No traffic marshalls on the public highways  No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage  Bath Rugby to provide a sound assessment of the current environment at all times of the day and night and propose sound limits to the satisfaction of the Licensing Panel prior to any License being granted  Bath Rugby to provide a traffic management plan to the satisfaction of the Licensing Panel prior to any License being granted  No TENS applications to be made meaning that no Licensed events will take place until a full Licence has been granted</p>
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed:



Date: 19.05.23

OFFICIAL – SENSITIVE [PERSONAL DATA]

To find out how the Council use the personal data you supply on this form go to;

<http://www.mendip.gov.uk/privacy>

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)  
**This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Department to confirm this date.**

**REPRESENTATION FORM**

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	Robin Allen
Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]

Name of the premises you are making a representation about	Bath Rugby Limited, Farleigh House ("Bath Rugby")
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person.

**Other persons**

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) *persons who live, or are involved in a business, in the relevant licensing authority's area*
- (b) *a body representing persons who live in the relevant licensing authority's area*
- (c) *a person involved in a business in the relevant licensing authority's area*
- (d) *a body representing persons involved in such businesses,*
- (e) *a member of the relevant licensing authority.*

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	Approximately 250m to Licensable Area and approximately 300m from Farleigh House
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	<b>Page 133</b>

	<p>The Crime and Disorder Act 1998 ('CDA') has established that the responsibility of reducing crime does not fall solely to the Police.</p> <p>Section 17 of the CDA requires local authorities to consider the crime and disorder implications of all their activities and functions and do all that they reasonably can to reduce these problems.</p> <p>In terms of any crime, disorder or anti-social behaviour at the premises or related to the management of the premises, this would be down to the management of Bath Rugby to control, limit and handle within the parameters of any conditions that are set by the local authority. I note that Bath Rugby's proposed operating conditions make only limited and oblique references to such management.</p> <p>To be clear, Bath Rugby has elected to make a wide ranging License application with public access for up to 200 people in 21 out of 24 hours every day of the year, and with alcohol on sale from 10.00 to 01.00 on every Friday and Saturday and 10.00 to 23.30 Sunday to Thursday throughout the year with an additional 30 minutes drinking up time.</p> <p>In making the application on the scale as drawn and having made the choice to offer no indication as to how they might manage or reduce disorder or anti-social behaviour, Bath Rugby are ill-prepared and have given insufficient thought to the impact or likely consequences of their proposals.</p> <p>For example, they could have included in operating conditions a provision that no person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage, together with their proposals for how they could enforce such a condition. No such condition or anything of any similar nature has been offered by Bath Rugby.</p> <p>It is likely, therefore, that the proposed Licensed activities will result in an increase in crime and disorderly behaviour.</p>
<p><b>PUBLIC SAFETY</b></p>	<p>I note that this normally relates to the safety of the public on the premises, i.e. fire safety, electrical circuitry, lighting, building safety or capacity, and first aid and will, again, be largely down to the management of Bath Rugby to manage, control, limit and handle.</p> <p>However, it is not unreasonable for the Council, as the local highway authority, to take into account the safety of the wider public in the vicinity of the licensable area/premises.</p> <p>Bath Rugby has applied for a Licence that provides for up to 200 members of the public, together with entertainers, caterers, waiting staff, management staff and marshalls to gather in this rural, countryside location from 05.00 and potentially only finally leaving the site at 02.00 or 03.00 following clearing up after events.</p> <p>There would undoubtedly be significantly increased traffic arriving and leaving in 'surges' as the events are set up, carried out and cleared away.</p>

Much of that traffic would be unfamiliar with the area, using a part of the local highway network that is allowed to travel at up to 60mph on narrow, single carriageways, with blind bends, no footways, no lighting or provision for walkers and cyclists.

(Note: all the lanes approaching Farleigh House from the A366 are national speed limit despite being single track).

Many of the houses on Tellisford Road on the approach to Fareligh House front on to the road with no protecting front walls or gardens. East Lodge on Tellisford Road and Brook Cottage on Church Farm Lane are on blind bends.

Tellisford Road, from the A366 past the church and to Tellisford village is a well used part of the Macmillan Way walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere.

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It is obvious, therefore, that the approach roads to the Licensable area are entirely unsuited to the arrival of numerous vehicles, be they private cars, taxis, or, even worse, mini-buses and coaches.

There have already been a number of safety issues experienced by local residents caused by vehicles travelling to Farleigh House as a result of:

- The number of vehicles, especially at peak arrival times;
- Excess speed and poor driver behaviour along the lanes
- Vehicles ignoring the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles; and
- The confusion arising from satnav systems directing visitors to a postcode that is not the entrance to the property but is in fact East Lodge. This has resulted in the area in front of East Lodge becoming a car/taxi dropping off and pick up area within a matter of feet from East Lodge on a blind bend, late at night and early in the morning.

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In any event, as there is no realistic access from public transport, nor are there safe and convenient routes for cyclists and pedestrians, I do not

	<p>believe that any Travel Plan using the public highways accessing the site from the A366 could be effective, particularly considering the dramatically increased volumes that would be generated by the proposed Licensed activities.</p> <p>The fact remains that the premises are served by an unsuitable highway network that is simply incapable of safely accommodating the extra traffic generated by up to 200 wedding guests and associated services.</p> <p>This constitutes a hazard to all road users and prejudices public safety, which should not, in the public interest, be countenanced.</p>
<p><b>TO PREVENT PUBLIC NUISANCE</b></p>	<p>The application will give rise to public nuisance in relation to noise and the frequency of events.</p> <p>The character of the hamlet of Farleigh Hungerford, Farleigh House and the countryside are all intrinsically bound together and present a quiet rural location where apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming) passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.</p> <p>In contrast, the object of the Licence application is to enable a business which would allow for hospitality events across the premises with up to 200 guests carrying out activities in 21 out of 24 hours on every Friday and Saturday and 19 out of 24 hours Sunday to Thursday throughout the year.</p> <p>In that context, that there is no noise assessment accompanying the licence application despite the intensity and length of the proposed operating hours.</p> <p>No effort has been made to compare noise in the current environment with the noise that would result from the proposed activities.</p> <p>I understand that Bath Rugby are proposing to have a noise reduction plan based on the use of special speakers, prescribed "noise levels", test noise with a meter and direct noise equipment away from the hamlet. No such documented plan has been submitted with the application and neither has Bath Rugby chosen to share such a documented plan with local residents.</p> <p>As such, Bath Rugby has elected to submit the application without providing any information to reasonably, fairly and properly reach a rational judgement on the prevention of public nuisance in relation to the amount of noise likely to emanate from the premises during the applied for hours of operation.</p> <p>Prior to submitting the application for a License or conducting any form of consultation with neighbours, Bath Rugby had already advertised the premises for events, on the assumption of being a licensed premises and including, inter alia, the provision of a helicopter landing area, samba bands on the lawn and live music outside in a marquee.</p> <p>According to their advertisement: "Champagne, canapés and jazz are just some of elements you can add to the romance of the rose garden and dancing hand in hand on the lawn. Receptions, ceremonies and breakfasts under a sailcloth marquee with panoramic views."</p> <p>It is not clear whether "breakfast" is before the guests have gone to bed in the early hours or after they have risen on the following day having</p>



used residential facilities at the property. The former suggesting that events will continue until long after after the Licensed hours and the latter increasing the potential noise nuisance from a single daily event to a multi-day event. It is also noted that "the panoramic views" will include a number of adjoining properties in Farleigh Hungerford.

It is clear that live music and entertainment will not be limited to areas within the buildings. Live and recorded music and other amplified entertainment will be available externally on the lawns and inside marquees in the Licensed Area.

Other than the obvious noise nuisance from amplified music in the open air "on the lawns", it is also clear that:

1. marquees offer no acoustic shielding;
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Inevitably, the use of the premises with doors open and in marquees with guests spilling out into the open air to enjoy a warm summer evening with no acoustic mitigation would lead to the uncontrolled emission of noise.

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The sound emanating from the premises is bound to be audible within the neighbouring properties.

The nature of the sound also needs to be considered. The house, neighbouring properties and hamlet are set in a relatively quiet environment where there is little background noise other than that which is expected and characteristic of a countryside setting. Music or other amplified sound being played, however distant, along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area. The prevailing winds are south-westerly and directly towards the main concentration of houses in the hamlet. The topography between the House and neighbouring properties which are situated slightly above Farleigh House further emphasises the impact of the noise.

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Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and would seriously disturb the sleep and quality of life of local residents and the tranquillity of the area.

Floodlighting around the marquee and around the grounds simply adds to light pollution, ruining "dark skies", drawing attention to the activities and causing visual as well as audible/noise nuisance.

For all of these reasons our living conditions would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when we would not unreasonably expect a quiet night-time environment to enable sleep, rest and to enjoy an undisturbed night.

I understand that a number of bookings (15) have already been taken for 2023, including a wedding on 8<sup>th</sup> July, on the basis of the advertised facilities and the proposed operating hours despite not having a Licence.

Further, I understand that if Bath Rugby are not successful in obtaining the applied for Licence, they may apply for Temporary Events Notices (TENS) to enable the already booked events to take place. Without sufficient scrutiny of such applications and the imposition of strict conditions, there is a danger that the Licensing Objectives will not be met in any event. I presume therefore that the Licensing Panel will want to indicate that applications for TENS will be refused for the same reasons as this application should be refused.

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Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable and cannot be satisfactorily mitigated or controlled by Bath Rugby.

**THE PREVENTION OF HARM TO CHILDREN**

I note that the Licensing panel might consider that the prevention of harm to children in these circumstances relates to protecting children from the activities carried out on the premises whilst they are there attending weddings and functions and that the law already provides special protections for children under 18 to buy alcohol and that Bath Rugby will be operating a Challenge 25 scheme.

	<p>However, the definition of "harm" in section 31 of the Children Act 1989 (as amended) includes "impairment of health or well being" which could well be the result of being woken from sleep by loud noise and lights at night time. Children are also more vulnerable to road traffic injury where there are no footpaths.</p>
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<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>No more than one event in any two week period  No more than 15 events in any calendar year  No events to be held on any public holidays  The number of public attendees to be limited to 50 for any one event  Licensing hours to be limited to 12.00 to 22.00  The site should not be open to the public until 10.00 and all members of the public to have left the site before 22.30  The site should not be open to external service providers until 09.00  All members of staff and service providers to have left the site by 23.00  No residential accommodation on the site for guests  No live music and/or amplified sound outside the built structure  No fireworks  No drones  No traffic marshalls on the public highways  No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage  Bath Rugby to provide a sound assessment of the current environment at all times of the day and night and propose sound limits to the satisfaction of the Licensing Panel prior to any License being granted  Bath Rugby to provide a traffic management plan to the satisfaction of the Licensing Panel prior to any License being granted  No TENS applications to be made meaning that no Licensed events will take place until a full Licence has been granted</p>
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Signed:



Date: 19.05.2023

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)  
**This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Department to confirm this date.**

## REPRESENTATION FORM

### OTHER PERSON (Person/Body)

Your Name/Company Name/Name of Body you represent	Katherine Allen
Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]
Name of the premises you are making a representation about	Bath Rugby Limited, Farleigh House ("Bath Rugby")
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person.

#### Other persons

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) *persons who live, or are involved in a business, in the relevant licensing authority's area*
- (b) *a body representing persons who live in the relevant licensing authority's area*
- (c) *a person involved in a business in the relevant licensing authority's area*
- (d) *a body representing persons involved in such businesses,*
- (e) *a member of the relevant licensing authority.*

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	Approximately 250m to Licensable Area and approximately 300m from Farleigh House
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	The Crime and Disorder Act 1998 ('CDA') has established that the responsibility of reducing crime does not fall solely to the Police. <b>Page 141</b>

	<p>Section 17 of the CDA requires local authorities to consider the crime and disorder implications of all their activities and functions and do all that they reasonably can to reduce these problems.</p> <p>In terms of any crime, disorder or anti-social behaviour at the premises or related to the management of the premises, this would be down to the management of Bath Rugby to control, limit and handle within the parameters of any conditions that are set by the local authority. I note that Bath Rugby's proposed operating conditions make only limited and oblique references to such management.</p> <p>To be clear, Bath Rugby has elected to make a wide ranging License application with public access for up to 200 people in 21 out of 24 hours every day of the year, and with alcohol on sale from 10.00 to 01.00 on every Friday and Saturday and 10.00 to 23.30 Sunday to Thursday throughout the year with an additional 30 minutes drinking up time.</p> <p>In making the application on the scale as drawn and having made the choice to offer no indication as to how they might manage or reduce disorder or anti-social behaviour, Bath Rugby are ill-prepared and have given insufficient thought to the impact or likely consequences of their proposals.</p> <p>For example, they could have included in operating conditions a provision that no person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage, together with their proposals for how they could enforce such a condition. No such condition or anything of any similar nature has been offered by Bath Rugby.</p> <p>It is likely, therefore, that the proposed Licensed activities will result in an increase in crime and disorderly behaviour.</p>
<p><b>PUBLIC SAFETY</b></p>	<p>I note that this normally relates to the safety of the public on the premises, i.e. fire safety, electrical circuitry, lighting, building safety or capacity, and first aid and will, again, be largely down to the management of Bath Rugby to manage, control, limit and handle.</p> <p>However, it is not unreasonable for the Council, as the local highway authority, to take into account the safety of the wider public in the vicinity of the licensable area/premises.</p> <p>Bath Rugby has applied for a Licence that provides for up to 200 members of the public, together with entertainers, caterers, waiting staff, management staff and marshalls to gather in this rural, countryside location from 05.00 and potentially only finally leaving the site at 02.00 or 03.00 following clearing up after events.</p> <p>There would undoubtedly be significantly increased traffic arriving and leaving in 'surges' as the events are set up, carried out and cleared away.</p> <p>Much of that traffic would be unfamiliar with the area, using a part of the local highway network that is allowed to travel at up to 60mph on narrow, single carriageways, with blind bends, no footways, no lighting or provision for walkers and cyclists.</p>

(Note: all the lanes approaching Farleigh House from the A366 are national speed limit despite being single track).

Many of the houses on Tellisford Road on the approach to Fareligh House front on to the road with no protecting front walls or gardens. East Lodge on Tellisford Road and Brook Cottage on Church Farm Lane are on blind bends.

Tellisford Road, from the A366 past the church and to Tellisford village is a well used part of the Macmillan Way walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere.

There are 15 young children who live on the route to the premises along Tellisford Road from the A366 down to East Lodge and along past Hermitage House and up past Hillside Farm.

It is obvious, therefore, that the approach roads to the Licensable area are entirely unsuited to the arrival of numerous vehicles, be they private cars, taxis, or, even worse, mini-buses and coaches.

There have already been a number of safety issues experienced by local residents caused by vehicles travelling to Farleigh House as a result of:

- The number of vehicles, especially at peak arrival times;
- Excess speed and poor driver behaviour along the lanes
- Vehicles ignoring the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles; and
- The confusion arising from satnav systems directing visitors to a postcode that is not the entrance to the property but is in fact East Lodge. This has resulted in the area in front of East Lodge becoming a car/taxi dropping off and pick up area within a matter of feet from East Lodge on a blind bend, late at night and early in the morning.

It is already clear that the level of traffic approaching Farleigh House on a daily basis is not sustainable.

There is an existing "Travel Plan" associated with the corporate training activities at the site. Despite numerous attempts by local residents to encourage Bath Rugby to manage their own "Travel Plan" more proactively, such efforts have been largely ignored and the Plan is ineffective.

Bath Rugby has chosen not to support this application with any form of additional traffic management plan, or even a basic assumption around the increase in volume of traffic expected, let alone how it would be managed so as to cause no further increase in volumes or an increase in the occurrence of the safety issues noted above.

Instead, Bath Rugby has made a number of vague suggestions as to how they might approach traffic management, including the use of marshalls on the approaches to the property. This will inevitably lead to further nuisance as the noise of marshalls directing traffic at 01.30 or later would be almost as bad as the traffic itself. It would also emphasise the embattled feeling that would exist as hi-viz vested marshalls stand around the lanes at all hours of the day and night.

In any event, as there is no realistic access from public transport, nor are there safe and convenient routes for cyclists and pedestrians, I do not believe that any Travel Plan using the public highways accessing the site from the A366 could be effective, particularly considering the dramatically increased volumes that would be generated by the proposed Licensed activities.

	<p>The fact remains that the premises are served by an unsuitable highway network that is simply incapable of safely accommodating the extra traffic generated by up to 200 wedding guests and associated services.</p> <p>This constitutes a hazard to all road users and prejudices public safety, which should not, in the public interest, be countenanced.</p>
<p><b>TO PREVENT PUBLIC NUISANCE</b></p>	<p>The application will give rise to public nuisance in relation to noise and the frequency of events.</p> <p>The character of the hamlet of Farleigh Hungerford, Farleigh House and the countryside are all intrinsically bound together and present a quiet rural location where apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming) passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.</p> <p>In contrast, the object of the Licence application is to enable a business which would allow for hospitality events across the premises with up to 200 guests carrying out activities in 21 out of 24 hours on every Friday and Saturday and 19 out of 24 hours Sunday to Thursday throughout the year.</p> <p>In that context, that there is no noise assessment accompanying the licence application despite the intensity and length of the proposed operating hours.</p> <p>No effort has been made to compare noise in the current environment with the noise that would result from the proposed activities.</p> <p>I understand that Bath Rugby are proposing to have a noise reduction plan based on the use of special speakers, prescribed "noise levels", test noise with a meter and direct noise equipment away from the hamlet. No such documented plan has been submitted with the application and neither has Bath Rugby chosen to share such a documented plan with local residents.</p> <p>As such, Bath Rugby has elected to submit the application without providing any information to reasonably, fairly and properly reach a rational judgement on the prevention of public nuisance in relation to the amount of noise likely to emanate from the premises during the applied for hours of operation.</p> <p>Prior to submitting the application for a License or conducting any form of consultation with neighbours, Bath Rugby had already advertised the premises for events, on the assumption of being a licensed premises and including, inter alia, the provision of a helicopter landing area, samba bands on the lawn and live music outside in a marquee.</p> <p>According to their advertisement: "Champagne, canapés and jazz are just some of elements you can add to the romance of the rose garden and dancing hand in hand on the lawn. Receptions, ceremonies and breakfasts under a sailcloth marquee with panoramic views."</p> <p>It is not clear whether "breakfast" is before the guests have gone to bed in the early hours or after they have risen on the following day having used residential facilities at the property. The former suggesting that events will continue until long after after the Licensed hours and the latter increasing the potential noise nuisance from a single daily event to a</p>



multi-day event. It is also noted that "the panoramic views" will include a number of adjoining properties in Farleigh Hungerford.

It is clear that live music and entertainment will not be limited to areas within the buildings. Live and recorded music and other amplified entertainment will be available externally on the lawns and inside marquees in the Licensed Area.

Other than the obvious noise nuisance from amplified music in the open air "on the lawns", it is also clear that:

1. marquees offer no acoustic shielding;
2. sound amplification systems rely on not being tampered with to increase music sound levels; and
3. if inside the built structure, doors and windows must remain closed to be effective.

Inevitably, the use of the premises with doors open and in marquees with guests spilling out into the open air to enjoy a warm summer evening with no acoustic mitigation would lead to the uncontrolled emission of noise.

It is also not conceivable that on a hot summer evening staff are going to be able to control the behaviour of guests sufficient to prevent doors and windows being opened to ventilate the spaces within the building.

As advertised, guests will also want to enjoy the gardens and seating areas of the grounds close to the event spaces as well as around the wider grounds. In this quiet rural location it is inevitable that the sound of music, talking, singing, etc. would be audible outside of the event spaces.

The sound emanating from the premises is bound to be audible within the neighbouring properties.

The nature of the sound also needs to be considered. The house, neighbouring properties and hamlet are set in a relatively quiet environment where there is little background noise other than that which is expected and characteristic of a countryside setting. Music or other amplified sound being played, however distant, along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area. The prevailing winds are south-westerly and directly towards the main concentration of houses in the hamlet. The topography between the House and neighbouring properties which are situated slightly above Farleigh House further emphasises the impact of the noise.

Any suggestion that the outside activities will be to the south of the built structure which would thereby shield the majority (but not all) of the hamlet from noise can be discounted. This is already proven from experience over the past 12 years from the rugby training ground and other functions held at the House.

It is also reasonable to suppose, in the absence of any proposed conditions from Bath Rugby that fireworks may be a feature of such events. Apart from the obvious noise nuisance to neighbouring properties, Farleigh House is surrounded by farm land with livestock including sheep and horses grazing on adjoining fields. There are also thatched houses in the hamlet. Fireworks would be a nuisance and a threat.

It is fashionable for guests to want to film such occasions, including the use of camera drones. Drones overflying the Licensable Area would be an infringement of the privacy of the local residents and a noise nuisance.

It is also noted that Farleigh House is situated on the flight path for low flying light aircraft approaching and leaving the Brown Shutters airfield. Drones would represent a danger to such aircraft.

OFFICIAL – SENSITIVE [PERSONAL DATA]

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<http://www.mendip.gov.uk/privacy>

	<p>As noted above, noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond 1.00am, and then be followed by the departure of staff and suppliers so likely to extend to between 2.00am and 3.00am, further disturbing local residents and their sleep, after the first "surge" of departures.</p> <p>Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and would seriously disturb the sleep and quality of life of local residents and the tranquillity of the area.</p> <p>Floodlighting around the marquee and around the grounds simply adds to light pollution, ruining "dark skies", drawing attention to the activities and causing visual as well as audible/noise nuisance.</p> <p>For all of these reasons our living conditions would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when we would not unreasonably expect a quiet night-time environment to enable sleep, rest and to enjoy an undisturbed night.</p> <p>I understand that a number of bookings (15) have already been taken for 2023, including a wedding on 8<sup>th</sup> July, on the basis of the advertised facilities and the proposed operating hours despite not having a Licence.</p> <p>Further, I understand that if Bath Rugby are not successful in obtaining the applied for Licence, they may apply for Temporary Events Notices (TENS) to enable the already booked events to take place. Without sufficient scrutiny of such applications and the imposition of strict conditions, there is a danger that the Licensing Objectives will not be met in any event. I presume therefore that the Licensing Panel will want to indicate that applications for TENS will be refused for the same reasons as this application should be refused.</p> <p>As well as the events already booked for 2023, Bath Rugby has stated that they envisage at least 50 licensed events per year from 2024, with the majority taking place within the Spring and Summer window. This could cause an unreasonable concentration of events, perhaps two or three per week in the Summer months leading to local residents becoming embattled by the constant threat of nuisance.</p> <p>It is clear that the proposed activities would be many, unrelenting and severely disruptive causing an almost permanent public nuisance.</p> <p>Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable and cannot be satisfactorily mitigated or controlled by Bath Rugby.</p>
<p><b>THE PREVENTION OF HARM TO CHILDREN</b></p>	<p>I note that the Licensing panel might consider that the prevention of harm to children in these circumstances relates to protecting children from the activities carried out on the premises whilst they are there attending weddings and functions and that the law already provides special protections for children under 18 to buy alcohol and that Bath Rugby will be operating a Challenge 25 scheme.</p> <p>However, the definition of "harm" in section 31 of the Children Act 1989 (as amended) includes "impairment of health or well being" which could well be the result of being woken from sleep by loud noise and lights at</p>

	night time. Children are also more vulnerable to road traffic injury where there are no footpaths.
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Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account	<p>No more than one event in any two week period  No more than 15 events in any calendar year  No events to be held on any public holidays  The number of public attendees to be limited to 50 for any one event  Licensing hours to be limited to 12.00 to 22.00  The site should not be open to the public until 10.00 and all members of the public to have left the site before 22.30  The site should not be open to external service providers until 09.00  All members of staff and service providers to have left the site by 23.00  No residential accommodation on the site for guests  No live music and/or amplified sound outside the built structure  No fireworks  No drones  No traffic marshalls on the public highways  No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage  Bath Rugby to provide a sound assessment of the current environment at all times of the day and night and propose sound limits to the satisfaction of the Licensing Panel prior to any License being granted  Bath Rugby to provide a traffic management plan to the satisfaction of the Licensing Panel prior to any License being granted  No TENS applications to be made meaning that no Licensed events will take place until a full Licence has been granted</p>
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed



Date: 19/05/23

CONFIDENTIAL – SENSITIVE [PERSONAL DATA]

To find out how the Council use the personal data you supply on this form go to;  
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**Please contact the Licensing Department to confirm this date.**

**REPRESENTATION FORM**

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	Dr John Alexander Milne Davidson
Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]

Name of the premises you are making a representation about	Bath Rugby Limited - Farleigh House
Address of the premises you are making a representation about	Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person.

**Other persons**

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) *persons who live, or are involved in a business, in the relevant licensing authority's area*
- (b) *a body representing persons who live in the relevant licensing authority's area*
- (c) *a person involved in a business in the relevant licensing authority's area*
- (d) *a body representing persons involved in such businesses,*
- (e) *a member of the relevant licensing authority.*

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	250m
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	The application asks for the right to sell alcohol in the following hours: Sun-Thurs: 10:00 – 23:00 which is 15 hours

	<p>There is a clear link between the number of hours when alcohol is available and the amount of alcohol consumed. With alcohol available for these very long periods requested in the license application there will inevitably be individuals on the site who will have consumed to excess. There seems to be negligible measures in place to prevent any attendees to the licensable site from straying out into the wider grounds. There is an unlit public footpath crossing the wider site, East/West, about 20m north of the licensable site. There are three houses in the space of 100m along this footpath, each of which have two very young children. There is therefore a considerable likelihood that these residents will have incidents of encountering individuals who have consumed too much alcohol and with the associated likelihood of antisocial behaviour and risk of confrontations. Managing such an issue on the completely open licensable site where guests are encouraged to wander and enjoy the setting, even were there to be some dedicated security presence will inevitably not be effective enough in the large open licensable site area to guarantee the prevention of individuals on the footpath and adjacent houses in a timely manner from encountering some level of contact with individuals who have consumed too much alcohol and are engaged in alcohol related anti-social behaviour.</p>
<p>PUBLIC SAFETY</p>	<p>There is a long standing and documented issue of road safety on the public highways serving the licensable area/premises. It is not unreasonable to for the licensing officer to take this into account for the safety of the attendees to the licensable area and also the wider public. This safety issue is caused in the main by a combination of the narrowness of the access lanes entering/leaving and inside the licensable area, the poor driver visibility and long history of careless and excessive speed driving for the conditions. By their long established nature witnessed on the approach and exit lanes these road safety issues will undoubtedly continue to be present for the same reason at the entrance/exit areas and inside the licensed premises. The very significant increase in the likely traffic levels if the license is granted will undoubtedly make the issue of public safety much worse than it is now. i.e. it will cause an increase in the danger to the public where it is already an ongoing issue. The following paragraphs give more detail of the situation.</p> <p>The site is accessed by very narrow and unclassified lanes. Farleigh House were mandated to operate a one way system for access to the site (and through the licensable area) when they received their usage permission as a Rugby HQ and training ground. Cars must enter Farleigh House, including the licensable area, via Tellisford Lane in the west and exit via Church Farm Lane to the east. See map below. I own the block of land between these two access lanes (Inside points A,B,D,E on the map). Church Farm Lane is a narrow single track and just wide enough for a car, with no verges for pedestrians and only one small informal 2 ft wide passing place (created by usage) near the top where it joins the A366. Cars exiting also use house access splays as passing places much to the annoyance of the residents. It is signed on the A366 as unsuitable for goods vehicles. Tellisford lane is similar but a little wider but not wide enough for 2 cars to pass and a gateway and road junction serve as passing places. The route marked on the map A – E is a well-used short walking circuit for the residents with the Tellisford Hill side being on the McMillan Way and national cycle route. My only access from my house at point A to our fields is at the gateway at point B. I therefore have to walk down Church Farm Lane against the flow of the exiting traffic and with no verge and this is a very dangerous activity, particularly at the blind corner by the small green area at the mid-point between point A and B. There has been a long standing problem on these lanes of near misses of pedestrians being narrowly missed by speeding cars entering and leaving the licensable area. Bath Rugby have tried to address this issue over the years by now having three signs on the A – B section asking vehicles to drive slowly and considerately and to drive slowly up the hill. This has had little effect to date and road safety is still a major issue on these access lanes .Pedestrians on these lanes very often have nowhere to step off the lane to avoid speeding vehicles because</p>

reported over the years by myself and other residents, to little effect as speeding and careless driving persists on both the access lanes for the licensable area:



Tue 18/04/2023 14:30

John Davidson

NA64VST - Grey Citroen hatch

To

Cc

You forwarded this message on 18/04/2023 14:30.

Dear [REDACTED],

Sorry to bother you but would you please be able to pass this on to whoever in Bath Rugby you think would be able to take a look to see if they recognise NA64VST - Grey Citroen hatch, as one of their young players. He came up round the corner by Brook Cottage at about 12:15 on Sunday as I was going down with my wheelbarrow. Same old story. He was going really fast round the corner. Made no attempt to slow down as he squeezed past me. In fact I think he had to speed up to do the swerve he had to make to avoid me. I could see him leaning over as he swerved and shot on up the hill. He is a real danger to pedestrians driving like that. I don't know if he was just some random young chap cutting through and so he may not be recognised by BR or he may have been involved with the Sunday morning training. A lot of those lads came out just after one o'clock and they were all very careful and courteous. Thanks in advance.

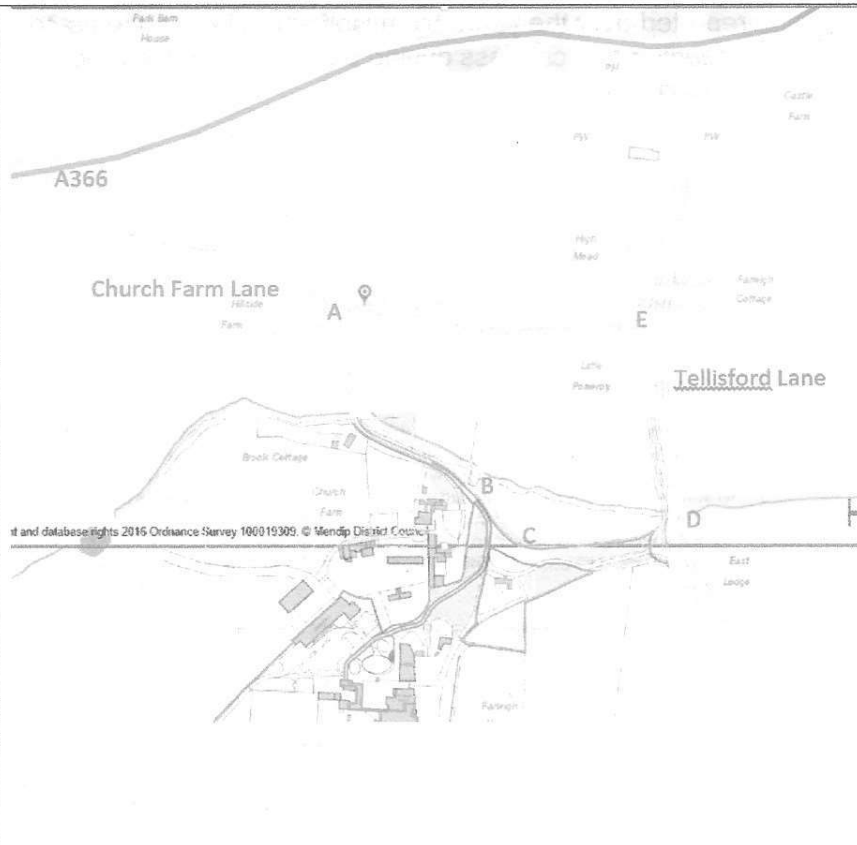
I hope you are on the mend [REDACTED] and not feeling too groggy. At least Bath got a better result than you had on Friday!

Best regards

John

The above describes the current situation which is predominantly in daytime hours due to the current traffic patterns. If a license is granted to the licensable area as requested, these problems will without question be extended into the night-time hours and will be made much worse and will further impact Public Safety by the following aspects:

1. The volume of vehicles trying to access the Farleigh House licensable area will be much increased.
2. Current access is by vehicles largely known to Bath Rugby and who are familiar with the one way system. The event vehicles to the licensed events will be new to Farleigh House and unfamiliar with the narrow lane routes and the one way convention. Many will follow their Satnavs which are as we have witnessed very often direct vehicles in the wrong way against the one way exit on Church Farm Lane. Just yesterday I spoke to one driver accessing Farleigh House by the exit route. He apologised and said that he wasn't familiar with the area and wasn't aware that there was an informal one way system for Farleigh House. There is likely to be a high proportion of this situation for people unfamiliar with the location who are just attending a one off event.
3. Leaving the licensable area will be in the dark with the possibility of the driver having consumed some or excess alcohol.



**TO PREVENT PUBLIC NUISANCE**

Public nuisance is a major concern if the license is granted and for the hours and days requested. 365 days a year usage for the sale of alcohol is requested and during much extended hours from the current usage of Farleigh House. In particular the sale and consumption of alcohol at events on Bank Holidays, all weekend and into the small hours of the morning after midnight will create noise and nuisance at times where the residents have previously had nothing of that nature. Farleigh Hungerford is a very quiet and rural hamlet accessed by unclassified lanes. The houses in Farleigh Hungerford are predominantly built along the edge of these lanes with no intervening footpath. For example the front of my house (and bedroom) is 1.9m from the edge of the carriageway.

I have lived in my property for over 37 years and during this time I have witnessed the daytime traffic during normal working and travel hours (between 7am and 7pm) increase due to the usage at Farleigh House. However after these hours and on Bank Holidays the lanes are almost exclusively used by the small number of residents accessing their properties and I recognise virtually every car on the lanes. By 8pm it is exceptional to see or hear a car on the lanes by our house unless it is due to the exit of an evening event at Bath Rugby, which have occurred, but infrequently to date. The only vehicles I hear apart from that is a milk delivery 3 times a week at between 1:30am and 2:00am. The evening and night time periods in Farleigh Hungerford are currently therefore extremely quiet and undisturbed by traffic or any other noise. The introduction of alcohol sales under the terms of the license requested will put an end to that evening/night time/weekend/bank holiday peace and tranquillity and cause a significant public nuisance and disruption to the rights of the residents to have peaceful enjoyment of their homes..

As far as I am aware, the applicant has made no attempt to carry out a noise survey to find out what impact their activity will have in terms of noise disruption for the residences in Farleigh Hungerford. What all of the residents do know is that Farleigh House is positioned at about 300m distance at the bottom of a bowl landscape with the majority of the residents house at the top of the bowl and slightly above the level of Farleigh House. The prevailing wind is invariably from the south west and so the residents are very familiar with the situation that the daytime activities at Farleigh House and Bath Rugby regularly produce a level of noise which is clearly audible at the residents houses, mine included. The level



understood. I have recordings from my house if proof of this is required. This is the situation at present during the daytime with the daytime background noise and so I am certain that the noise created by guests consuming alcohol with live/recorded music in the evening and night time hours will be equally loud and audible and will more than likely be perceived as **significantly** louder and more intrusive to the residents who are in their houses with windows open after dark and trying to sleep.

My understanding is that had the applicant done a noise assessment, most assessments will take an approach that the noise emissions from an event should not exceed the existing background noise level outside of a residential property by +5 dB (for up to 30 events), or +15 dB (for up to 12 events), before 11pm. After 11pm, source noise should be inaudible inside a bedroom with an open window, which is roughly <20 dB LAeq inside a bedroom, and 35 dB LAeq outside of the window. Based on the noise that we already hear from daytime usage for training, I am confident that in the very quiet evening and night time hours in Farleigh Hungerford, considering the unique topology of the houses being above Farleigh House, these levels will easily be breached by the new requested activity, in particular the "after 11pm" situation. I provide evidence in the tables below of the quietness of Farleigh Hungerford in the early/mid evening. These measurements were taken in 2019 when Bath Rugby submitted a planning application (now withdrawn) to extend their training hours to 21:00. There has been no material change in the usage and circumstances since these measurements were taken and I stand by them as an accurate reflection of the current ambient noise levels at those times. I surmise also that current ambient noise levels will decrease and not increase from these times to the requested end time of 1:30am in the license application. There is clearly a need for a full noise assessment before any license is granted.

These measurements were taken over two nights at the end of March and in the locations numbered on the map. They were taken with an iPhone SE with the "dB Meter" App. No wind shielding. The measured noise levels were consistent over the two evenings and show that all three locations have very low ambient noise levels. As a quantitative indication, the recording app categorised the average noise level as "Quiet Library".

The residents of the closest properties to Farleigh House Grounds have now had several years of experience of the type and level of noise generated by the training activities as mentioned above. This is both from training activities and traffic noise. The noise levels at the application site are of course affected by wind direction and they are at their most serious effect at the houses in locations 3, 4 and 5 when the wind is from a south or generally south westerly direction, which is the prevailing direction. Location 3 is 300m north of the licensable area in direct line of sight of the area in a slightly elevated position above the level of the area and therefore is particularly receptive to noise generated in the area. I provide a link below (IMG\_1334) to download a video of the licensable site (zooming in to the proposed marquee site at the later part of the video) seen from just to the left of "location 3 Front" area taken at around 20:20 on the 19<sup>th</sup> May 23. I would encourage the licensing officer to view and listen to this 25second video to get some appreciation of what the impact of dropping a licensable area of the virtually unrestricted daily and hourly scope to the heart on our small, very quiet and tranquil hamlet, in terms of the public nuisance that it will introduce as described herein.

[IMG\\_1344.MOV](#)

Bath Rugby are aware of the residents' concerns about the above aspect because there have been previous noise complaints directly to Bath Rugby since they took over Farleigh House in 2010. In particular relating to music played in the gym buildings. As can be seen from the level of the evening noise

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I urge the licensing officer to give due consideration to the above and reject the current applications for the sale of alcohol at Farleigh House.

Ambient Evening noise measurements – no activity at Farleigh House

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4	31-	20:59	6:02	35	36	Sheltered position

**General comment: With no cars passing on A366 the instantaneous reading was very consistently in the 35- 37dB range**

30-Mar-19 - Weather was dry and clear with a very light breeze.

31-Mar-19 – Weather was dry and overcast with light breeze.

Measured on an iPhone SE with “dB Meter” App. No wind shielding.

Locations – See below and map

3 back = on lane behind Little Pomeroy

3 front = garden in front of Little Pomeroy

4 = Church Farm Lane just above Brook Cottage

5 = In front of Orchard View



**THE PREVENTION  
OF HARM TO  
CHILDREN**

There is no physical barrier to stop the children living at Hermitage House and The Stables or indeed any unaccompanied child on the public footpath from straying into the licensable area. These children regularly play sport and games on the grass in front of Hermitage House. I see them playing there today. This area directly borders the licensable area. They have no way of knowing that they are entering the licensable area. Straying into the licensable area unsupervised will expose children to the sale and consumption of alcohol and the issues raised above under the DISORDER section.

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<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>The applicant should be required to do a full noise and traffic assessment (before the license is granted) to ensure that what they propose in the way of events to which the license application refers, do not produce a level of disturbance, public nuisance and public safety impact that would be unacceptable in the quite rural environment which has existed for the residents of Farleigh Hungerford for many, many years.</p> <p>Following that, if a license were granted, the hours and days when alcohol can be served should be significantly reduced to protect the living conditions of the residents of Farleigh Hungerford, particularly after 11pm, the weekends and bank holidays.</p> <p>Specific conditions should be included in any license grant rather than just granting "very wide rights on hours and days" and relying on residents to report issues to be investigated and maybe resolved by adding conditions. Many of the issues which will certainly arise with these "wide rights" are easily predictable and should be addressed now in any license grant by conditions.</p>
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signature:  Date: 21/5/23

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)  
**This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper.**  
**Please contact the Licensing Department to confirm this date.**

**REPRESENTATION FORM**

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	Mrs Virginia Louise Davidson
Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]

Name of the premises you are making a representation about	Bath Rugby Limited - Farleigh House
Address of the premises you are making a representation about	Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term 'interested party' from the Licensing Act 2003 'the Act', to be replaced by the term Other Person.

**Other persons**

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) persons who live, or are involved in a business, in the relevant licensing authority's area
- (b) a body representing persons who live in the relevant licensing authority's area
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- (e) a member of the relevant licensing authority.

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	250m
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	The application asks for the right to sell alcohol in the following hours: Sun-Thurs: 10:00 – 23:00 which is 13 hours Fri – Sat: 10:00 – 1:00 am on the following morning which is 15 hours

	<p>and the amount of alcohol consumed. With alcohol available for these very long periods requested in the license application there will inevitably be individuals on the site who will have consumed to excess. There seems to be negligible measures in place to prevent any attendees to the licensable site from straying out into the wider grounds. There is an unlit public footpath crossing the wider site, East/West, about 20m north of the licensable site. There are three houses in the space of 100m along this footpath, each of which have two very young children. There is therefore a considerable likelihood that these residents will have incidents of encountering individuals who have consumed too much alcohol and with the associated likelihood of antisocial behaviour and risk of confrontations. Managing such an issue on the completely open licensable site where guests are encouraged to wander and enjoy the setting, even were there to be some dedicated security presence will inevitably not be effective enough in the large open licensable site area to guarantee the prevention of individuals on the footpath and adjacent houses in a timely manner from encountering some level of contact with individuals who have consumed too much alcohol and are engaged in alcohol related anti-social behaviour.</p>
<p>PUBLIC SAFETY</p>	<p>There is a long standing and documented issue of road safety on the public highways serving the licensable area/premises. It is not unreasonable to for the licensing officer to take this into account for the safety of the attendees to the licensable area and also the wider public. This safety issue is caused in the main by a combination of the narrowness of the access lanes entering/leaving and inside the licensable area, the poor driver visibility and long history of careless and excessive speed driving for the conditions. By their long established nature witnessed on the approach and exit lanes these road safety issues will undoubtedly continue to be present for the same reason at the entrance/exit areas and inside the licensed premises. The very significant increase in the likely traffic levels if the license is granted will undoubtedly make the issue of public safety much worse than it is now. i.e. it will cause an increase in the danger to the public where it is already an ongoing issue. The following paragraphs give more detail of the situation.</p> <p>The site is accessed by very narrow and unclassified lanes. Farleigh House were mandated to operate a one way system for access to the site (and through the licensable area) when they received their usage permission as a Rugby HQ and training ground. Cars must enter Farleigh House, including the licensable area, via Tellisford Lane in the west and exit via Church Farm Lane to the east. See map below. I own the block of land between these two access lanes (Inside points A,B,D,E on the map). Church Farm Lane is a narrow single track and just wide enough for a car, with no verges for pedestrians and only one small informal 2 ft wide passing place (created by usage) near the top where it joins the A366. Cars exiting also use house access splays as passing places much to the annoyance of the residents. It is signed on the A366 as unsuitable for goods vehicles. Tellisford lane is similar but a little wider but not wide enough for 2 cars to pass and a gateway and road junction serve as passing places. The route marked on the map A – E is a well-used short walking circuit for the residents with the Tellisford Hill side being on the McMillan Way and national cycle route. My only access from my house at point A to our fields is at the gateway at point B. I therefore have to walk down Church Farm Lane against the flow of the exiting traffic and with no verge and this is a very dangerous activity, particularly at the blind corner by the small green area at the mid-point between point A and B. There has been a long standing problem on these lanes of near misses of pedestrians being narrowly missed by speeding cars entering and leaving the licensable area. Bath Rugby have tried to address this issue over the years by now having three signs on the A – B section asking vehicles to drive slowly and considerately and to drive slowly up the hill. This has had little effect to date and road safety is still a major issue on these access lanes. Pedestrians on these lanes very often have nowhere to step off the lane to avoid speeding vehicles because there is no verge or verge on the sides of the lanes. The problem is worse with a</p>

speeding and careless driving persists on both the access lanes for the licensable area:



Tue 18/04/2023 14:30

John Davidson

NA64VST - Grey Citroen hatch

To

Cc

You forwarded this message on 18/04/2023 14:30.

Dear

Sorry to bother you but would you please be able to pass this on to whoever in Bath Rugby you think would be able to take a look to see if they recognise NA64VST - Grey Citroen hatch, as one of their young players. He came up round the corner by Brook Cottage at about 12:15 on Sunday as I was going down with my wheelbarrow. Same old story. He was going really fast round the corner. Made no attempt to slow down as he squeezed past me. In fact I think he had to speed up to do the swerve he had to make to avoid me. I could see him leaning over as he swerved and shot on up the hill. He is a real danger to pedestrians driving like that. I don't know if he was just some random young chap cutting through and so he may not be recognised by BR or he may have been involved with the Sunday morning training. A lot of those lads came out just after one o'clock and they were all very careful and courteous. Thanks in advance.

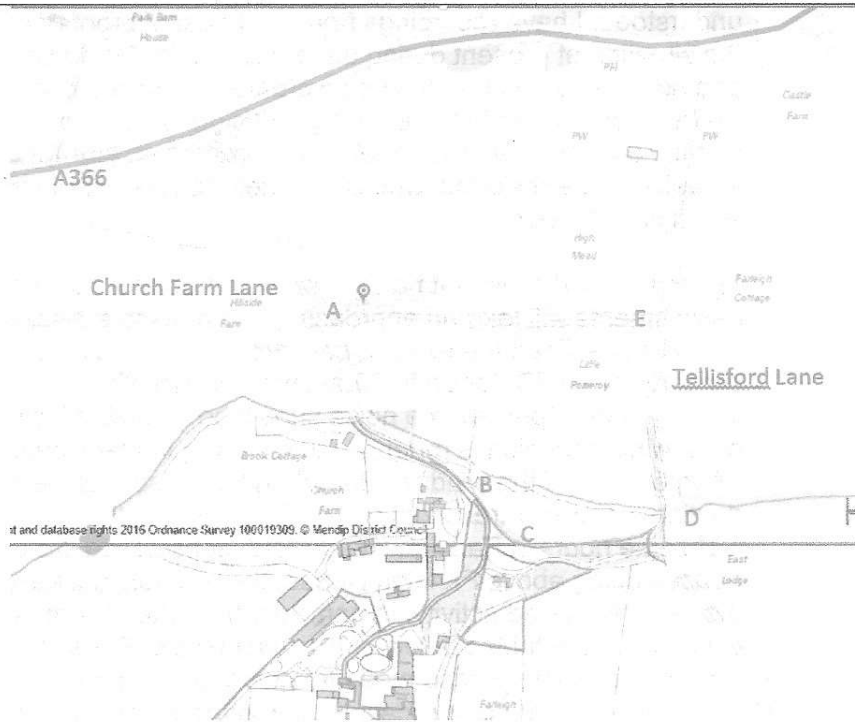
I hope you are on the mend and not feeling too groggy. At least Bath got a better result than you had on Friday!

Best regards

John

The above describes the current situation which is predominantly in daytime hours due to the current traffic patterns. If a license is granted to the licensable area as requested, these problems will without question be extended into the night-time hours and will be made much worse and will further impact Public Safety by the following aspects:

1. The volume of vehicles trying to access the Farleigh House licensable area will be much increased.
2. Current access is by vehicles largely know to Bath Rugby and who are familiar with the one way system. The event vehicles to the licensed events will be new to Farleigh House and unfamiliar with the narrow lane routes and the one way convention. Many will follow their Satnavs which are as we have witnessed very often direct vehicles in the wrong way against the one way exit on Church Farm Lane. Just yesterday I spoke to one driver accessing Farleigh House by the exit route. He apologised and said that he wasn't familiar with the area and wasn't aware that there was an informal one way system for Farleigh House. There is likely to be a high proportion of this situation for people unfamiliar with the location who are just attending a one off event.
3. Leaving the licensable area will be in the dark with the possibility of the driver having consumed some or excess alcohol.



**TO PREVENT PUBLIC NUISANCE**

Public nuisance is a major concern if the license is granted and for the hours and days requested. 365 days a year usage for the sale of alcohol is requested and during much extended hours from the current usage of Farleigh House. In particular the sale and consumption of alcohol at events on Bank Holidays, all weekend and into the small hours of the morning after midnight will create noise and nuisance at times where the residents have previously had nothing of that nature. Farleigh Hungerford is a very quiet and rural hamlet accessed by unclassified lanes. The houses in Farleigh Hungerford are predominantly built along the edge of these lanes with no intervening footpath. For example the front of my house (and bedroom) is 1.9m from the edge of the carriageway.

I have lived in my property for over 37 years and during this time I have witnessed the daytime traffic during normal working and travel hours (between 7am and 7pm) increase due to the usage at Farleigh House. However after these hours and on Bank Holidays the lanes are almost exclusively used by the small number of residents accessing their properties and I recognise virtually every car on the lanes. By 8pm it is exceptional to see or hear a car on the lanes by our house unless it is due to the exit of an evening event at Bath Rugby, which have occurred, but infrequently to date. The only vehicles I hear apart from that is a milk delivery 3 times a week at between 1:30am and 2:00am. The evening and night time periods in Farleigh Hungerford are currently therefore extremely quiet and undisturbed by traffic or any other noise. The introduction of alcohol sales under the terms of the license requested will put an end to that evening/night time/weekend/bank holiday peace and tranquillity and cause a significant public nuisance and disruption to the rights of the residents to have peaceful enjoyment of their homes..

As far as I am aware, the applicant has made no attempt to carry out a noise survey to find out what impact their activity will have in terms of noise disruption for the residences in Farleigh Hungerford. What all of the residents do know is that Farleigh House is positioned at about 300m distance at the bottom of a bowl landscape with the majority of the residents house at the top of the bowl and slightly above the level of Farleigh House. The prevailing wind is invariably from the south west and so the residents are very familiar with the situation that the daytime activities of training at Bath Rugby regularly produce a level of noise which is clearly audible at the residents houses, mine included. The level



understood. I have recordings from my house if proof of this is required. This is the situation at present during the daytime with the daytime background noise and so I am certain that the noise created by guests consuming alcohol with live/recorded music in the evening and night time hours will be equally loud and audible and will more than likely be perceived as **significantly** louder and more intrusive to the residents who are in their houses with windows open after dark and trying to sleep.

My understanding is that had the applicant done a noise assessment, most assessments will take an approach that the noise emissions from an event should not exceed the existing background noise level outside of a residential property by +5 dB (for up to 30 events), or +15 dB (for up to 12 events), before 11pm. After 11pm, source noise should be inaudible inside a bedroom with an open window, which is roughly <20 dB LAeq inside a bedroom, and 35 dB LAeq outside of the window. Based on the noise that we already hear from daytime usage for training, I am confident that in the very quiet evening and night time hours in Farleigh Hungerford, considering the unique topology of the houses being above Farleigh House, these levels will easily be breached by the new requested activity, in particular the "after 11pm" situation. I provide evidence in the tables below of the quietness of Farleigh Hungerford in the early/mid evening. These measurements were taken in 2019 when Bath Rugby submitted a planning application (now withdrawn) to extend their training hours to 21:00. There has been no material change in the usage and circumstances since these measurements were taken and I stand by them as an accurate reflection of the current ambient noise levels at those times. I surmise also that current ambient noise levels will decrease and not increase from these times to the requested end time of 1:30am in the license application. There is clearly a need for a full noise assessment before any license is granted.

These measurements were taken over two nights at the end of March and in the locations numbered on the map. They were taken with an iPhone SE with the "dB Meter" App. No wind shielding. The measured noise levels were consistent over the two evenings and show that all three locations have very low ambient noise levels. As a quantitative indication, the recording app categorised the average noise level as "Quiet Library".

The residents of the closest properties to Farleigh House Grounds have now had several years of experience of the type and level of noise generated by the training activities as mentioned above. This is both from training activities and traffic noise. The noise levels at the application site are of course affected by wind direction and they are at their most serious effect at the houses in locations 3, 4 and 5 when the wind is from a south or generally south westerly direction, which is the prevailing direction. Location 3 is 300m north of the licensable area in direct line of sight of the area in a slightly elevated position above the level of the area and therefore is particularly receptive to noise generated in the area. I provide a link below (IMG\_1334) to download a video of the licensable site (zooming in to the proposed marquee site at the later part of the video) seen from just to the left of "location 3 Front" area taken at around 20:20 on the 19<sup>th</sup> May 23. I would encourage the licensing officer to view and listen to this 25second video to get some appreciation of what the impact of dropping a licensable area of the virtually unrestricted daily and hourly scope to the heart on our small, very quiet and tranquil hamlet, in terms of the public nuisance that it will introduce as described herein.

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Measured on an iPhone SE with “dB Meter” App. No wind shielding.

Locations – See below and map

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3 front = garden in front of Little Pomeroy

4 = Church Farm Lane just above Brook Cottage

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**THE PREVENTION  
OF HARM TO  
CHILDREN**

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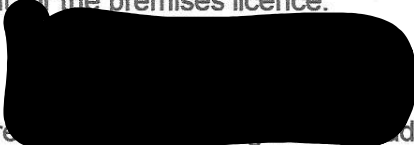
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<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>The applicant should be required to do a full noise and traffic assessment (before the license is granted) to ensure that what they propose in the way of events to which the license application refers, do not produce a level of disturbance, public nuisance and public safety impact that would be unacceptable in the quite rural environment which has existed for the residents of Farleigh Hungerford for many, many years.</p> <p>Following that, if a license were granted, the hours and days when alcohol can be served should be significantly reduced to protect the living conditions of the residents of Farleigh Hungerford, particularly after 11pm, the weekends and bank holidays.</p> <p>Specific conditions should be included in any license grant rather than just granting "very wide rights on hours and days" and relying on residents to report issues to be investigated and maybe resolved by adding conditions. Many of the issues which will certainly arise with these "wide rights" are easily predictable and should be addressed now in any license grant by conditions.</p>
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All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed: 

Date: 21.05.23

Please refer any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)

**This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Department to confirm this date.**

**REPRESENTATION FORM**

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	Allegra Hill
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Bath Rugby Limited (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person.

**Other persons**

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) *persons who live, or are involved in a business, in the relevant licensing authority's area*
- (b) *a body representing persons who live in the relevant licensing authority's area*
- (c) *a person involved in a business in the relevant licensing authority's area*
- (d) *a body representing persons involved in such businesses,*
- (e) *a member of the relevant licensing authority.*

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	350 metres to Licensable Area and about 400 metres from Farleigh House
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	I am 10 years old and live in the village near Farleigh House. I am worried that there is no plan to stop people doing bad things when they have had too much alcohol and it will make my village and house not safe.

PUBLIC SAFETY	I am worried for my safety walking along Tellisford Road with my family and friends if there are lots more cars. It is very narrow and if a car comes then it is difficult to get out of the way. If there are lots of people driving on the road who have had too much alcohol then I will not be able to ride my bike or scooter at the weekends or in school holiday.
TO PREVENT PUBLIC NUISANCE	My village is very quiet. We moved from the city centre in Bath to Farleigh Hungerford to enjoy the peace and quiet. My bedroom is next to Telliford Road so I am very worried I will be kept awake every night by the sound of parties and music at Farleigh House and lots of cars will be driving passed my bedroom whilst I am trying to sleep. I don't think this is very fair for me and my sister and all the children in my village.
THE PREVENTION OF HARM TO CHILDREN	There will be lots of noise from the weddings and parties which will ruin my quiet village and stop me sleeping. I am also worried about there being lots of crime in the village from people drinking too much alcohol and that I will no longer feel safe.

Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account	
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If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed: Allegra Hill

Date: 23 May 2023

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)  
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**REPRESENTATION FORM**

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	Romilly Hill
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Bath Rugby Limited (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

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Please detail the approximate distance between yourself and the premises applying for a licence	350 metres to Licensable Area and about 400 metres from Farleigh House
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	I am 7 years old and live in the village near Farleigh House. I am worried that there is no plan to stop people doing bad things when they have had too much alcohol and it will make my village and house not safe.

PUBLIC SAFETY

I will not feel safe walking along Tellisford Road with my family and friends if there are lots more cars. It is very narrow and if a car comes then it is difficult to get out of the way. If there are lots of people driving on the road who have had too much alcohol then I will not be able to ride my bike or scooter at the weekends or in school holiday.

I like scooting outside my house and going to visit my friends who live at the bottom of the hill next to Farleigh House.

TO PREVENT PUBLIC NUISANCE

My village is very quiet. We moved from the city centre in Bath to Farleigh Hungerford to enjoy the peace and quiet. My bedroom is next to Telliford Road so I am very worried I will be kept awake every night by the sound of parties and music at Farleigh House and lots of cars will be driving passed my bedroom whilst I am trying to sleep. I don't think this is very fair for me and my sister and all the children in my village.

I also like all the animals that live in our village and the fields. I see lots of deer, rabbits and hares and sometimes even bats at night. If there is lots of loud music and cars then they won't come anymore and live around our village. This is very sad.



**Page 168**  
This is a photo of a hare I saw next to my garden. There are sometimes deer here as well. I love animals.



THE PREVENTION OF HARM TO CHILDREN	There will be lots of noise from the parties which will stop me sleeping. I am also worried that people will do bad things if they drink too much alcohol and make my village not safe.

Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account	
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed: Romilly Hill

Date:23 May 2023

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)  
**This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Department to confirm this date.**

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**REPRESENTATION FORM**

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	Somerset Councillor Adam Boyden, Frome North division
Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]

Name of the premises you are making a representation about	Farleigh House
Address of the premises you are making a representation about	Farleigh Hungerford, Somerset BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person.

**Other persons**

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) *persons who live, or are involved in a business, in the relevant licensing authority's area*
- (b) *a body representing persons who live in the relevant licensing authority's area*
- (c) *a person involved in a business in the relevant licensing authority's area*
- (d) *a body representing persons involved in such businesses,*
- (e) *a member of the relevant licensing authority.*

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	N/A
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)

<p>TO PREVENT CRIME AND DISORDER</p>	
<p>PUBLIC SAFETY</p>	<p>Traffic from the up to 200 proposed guests at the events, as well as events staff, would potentially leave the site by vehicle after 1am on event days. The number of vehicles likely travelling along the local narrow country lanes late at night or in the early hours of the morning has the potential to present road safety concerns if potential speeding and poor driver behaviour (which has been observed by residents in the past) is considered, along with the derestricted speed limit of Tellisford Road and other lanes. As no Traffic Management Plan or Travel Plan has been submitted with the application, again the potential traffic-related impacts and the ability to mitigate or control these cannot be objectively assessed, and residents have had to assume the worst case level of disturbance. Consideration might be given in any future Travel Plan to reducing local speed limits, formalising the informal one-way system between the A366 and Farleigh House, and introducing traffic calming measures and improved signage.</p>
<p>TO PREVENT PUBLIC NUISANCE</p>	<p>I have met with the applicants and concerned residents and parish councillors about this application, including on site. Although Farleigh House and its immaculately landscaped grounds is a stunning potential future venue, I wish to object to this application due to the potential for public nuisance to arise. I have seen objections from a large number of nearby residents, which raise reasonable points, highlighting the potential for public nuisance to arise from the proposed licensed activities. My concerns include the following issues relating to potential public nuisance:</p> <ol style="list-style-type: none"> <li>1. Noise from live music and recorded music up to 1am (or 1230am as may have been volunteered by the applicants), which may include music in an outdoor marquee, which has the potential to disturb and prevent sleep in what is otherwise a very quiet rural area. As no noise survey or assessment or Noise Management Plan have been submitted it is not possible to objectively assess the likely noise nuisance for residents or any measures necessary to mitigate or control this such as noise level limits and monitoring measures. Therefore residents have made representations based on their lived</li> </ol>

	<p>experiences with the Club’s activities at Farleigh House in the last few years, and have assumed worst case impacts.</p> <ol style="list-style-type: none"> <li>2. Traffic from the up to 200 proposed guests at the events, as well as events staff, would potentially leave the site by vehicle after 1am on event days. The number of vehicles likely travelling along the local narrow country lanes late at night or in the early hours of the morning has the potential to cause noise and physical disturbance to nearby residents living along these lanes, and concerns about taxis and other vehicles stopping outside nearby residential properties to await their passengers in the early hours. As no Traffic Management Plan or Travel Plan has been submitted with the application, again the potential traffic-related impacts and the ability to mitigate or control these cannot be objectively assessed, and residents have had to assume the worst case level of disturbance. Consideration might be given in any future Travel Plan to reducing local speed limits, formalising the informal one-way system between the A366 and Farleigh House, and introducing traffic calming measures and improved signage.</li> <li>3. The application proposes an almost unlimited number of events/event days per year, although the applicants have helpfully now volunteered to limit the events to 15 in 2023 and 50 in 2024. However no assessment has been undertaken of the impacts of this number of events on the potential nuisance for nearby residents, for noise or traffic as above. I would expect some form of assessment to have been submitted.</li> <li>4. The potential for lighting to cause a visual disturbance, if lighting is used outside during events, cannot be discounted in the absence of an assessment.</li> <li>5. The proposed hours in the application (even if as may be amended) are much later than currently allowed for the two main planning permissions in 2010 and 2016 for Bath Rugby’s HQ and rugby training facility and as a corporate training venue. These include planning conditions that restrict uses and outdoor activities at the site ‘in the interest of safeguarding the living conditions’ of the residents of nearby properties, and indicate the sensitivity of the area to new uses that generate noise and visitor activity. I understand that the site may not yet benefit from planning permission for use as a wedding or events venue, and may require a new planning application for a material change of use to authorise this under the planning system, and that this issue is being reviewed by the Council’s planning enforcement team separately. However, although the planning status of the site is separate from the licensing system, I understand the Council’s Licensing Policy does allow (para 3.6.2) for non-compliance with other statutory requirements to be taken into account in reaching a decision on a licensing application, if relevant representations are received. Please can you confirm that a representation has been requested and received from the Council’s planning / enforcement team/s on this important and relevant matter.</li> </ol> <p>It is also a concern that the applicants are already advertising the House as a licensed wedding venue available for hire in 2023 on several websites, and on their website as being ‘available for private</p>
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	hire, we can host ... weddings of any size', which would potentially exceed the 200 guest limit proposed. Confirmation is therefore needed as to the applicant's intentions for the size of events.
THE PREVENTION OF HARM TO CHILDREN	The above potential nuisance and safety risks are relevant to children insofar as several children are known to live in the nearest properties to the property, from which objections/ representations have been made.

Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account	Potential controls and monitoring as set out above for noise and traffic which could be included in a Noise Management Plan and Travel/ Traffic Management Plan, but have not been submitted.
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed: 

Date: 23/5/2023

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)  
**This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Department to confirm this date.**

OFFICIAL – SENSITIVE [PERSONAL DATA]

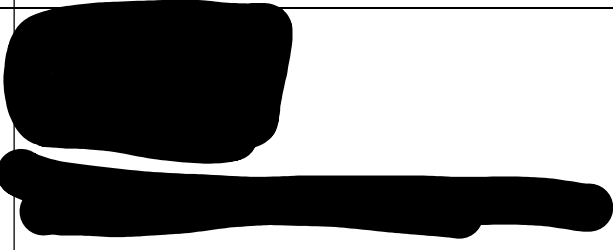

To find out how the Council use the personal data you supply on this form go to;  
Page 175  
<http://www.mendip.gov.uk/privacy>

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**REPRESENTATION FORM**

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	NORTON ST PHILIP PARISH COUNCIL
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Bath Rugby Ltd
Address of the premises you are making a representation about	Farleigh House, Church Farm Lane Farleigh Hungerford Bath Somerset BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term 'interested party' from the Licensing Act 2003 'the Act', to be replaced by the term Other Person.

**Other persons**

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) persons who live, or are involved in a business, in the relevant licensing authority's area
- (b) a body representing persons who live in the relevant licensing authority's area
- (c) a person involved in a business in the relevant licensing authority's area
- (d) a body representing persons involved in such businesses,
- (e) a member of the relevant licensing authority.

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

<p>Please detail the approximate distance between yourself and the premises applying for a licence</p>	<p>The premises lies within the parish of Norton St Philip, the administrative area for which the Parish Council holds responsibility.</p>
<p>Your representation must relate to one of the four Licensing Objectives. Please detail</p>	<p>Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)</p>
<p>TO PREVENT CRIME AND DISORDER</p>	
<p>PUBLIC SAFETY</p>	<p>Farleigh Hungerford is a quiet, rural hamlet in the Green Belt within the parish of Norton St Philip.</p> <p>Farleigh Hungerford already has an issue with the traffic generated by the activities of Bath Rugby. The volume and speed of traffic and the extended hours during which traffic accesses Farleigh House via Tellisford Road from the A366 has been the source of complaints and representations to Bath Rugby and its landlord for the past twelve years.</p> <p>It is the view of the Parish Council that Farleigh House is an unsustainable location being only accessible by car.</p> <p>The additional traffic that would be created by wedding and event guests, plus staff and event suppliers, would put intolerable pressure on the highway in this sensitive rural location and extend the hours of traffic movements during weekends to 21 out of 24.</p> <p>The traffic generation associated with this premises application thereby greatly exacerbates the already serious issue of public safety due to the increased level of traffic on unlit and narrow country lanes.</p>
<p>TO PREVENT PUBLIC NUISANCE</p>	<p>The traffic generation referred above will, in the Parish Council's view, create a significant public nuisance for residents of Farleigh Hungerford by virtue of the noise and disruption caused by such significantly increased vehicle movements.</p> <p>In addition, the noise generated should the application be granted will cause significant public nuisance to residents.</p> <p>The application is for live and recorded music until 11pm on weekdays and 1 am at weekends. Whilst the application is for indoor music only, Bath Rugby has confirmed its view that this would include music in a marquee.</p> <p>The nearest neighbouring properties are less than 300 m away from the site. A combination of unique topography and a prevailing south westerly wind means that residents can hear normal conversation from</p>

	<p>the estate. Daily training noise is also clearly audible in the hamlet, as is loud music from the gym.</p> <p>Live and recorded music during evenings and weekends would have an adverse impact on the quality of life for local residents and extend the periods when residents were unable to sleep peacefully and enjoy their own properties.</p>
THE PREVENTION OF HARM TO CHILDREN	

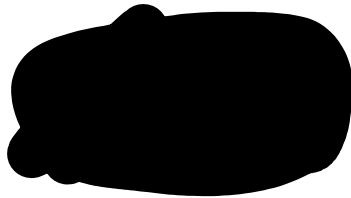
<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>In addition, the Parish Council, whilst recognising the available grounds for objection relating to a new premises application, believes most strongly that very special circumstances apply in respect of this particular application.</p> <p><b>1. Very Special Circumstances</b></p> <p>The whole of the application site is within the Green Belt and the PC believes this is a factor which cannot be dismissed. ‘Very special circumstances’ are needed in planning terms for an application to succeed within the Green Belt and the PC does not think that any less criteria should be applied to this licensing application. This is because of the harm that would ensue to the Green Belt because of the substantial harm caused to local residents due to the significant increase in traffic and the increase in the unsocial hours of operation; both of which would impact significantly on local residents suffering detrimental noise levels into the early hours of the morning.</p> <p>The PC also asks that the significant increase in light pollution which would inevitable ensue as a result of marquee’s being erected away from existing main buildings is taken into account.</p> <p>Overall, the PC’s view is that this is a poorly thought out extension of existing arrangements with little or no consideration and very little consultation being given to local residents who will be most affected by this application.</p>
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed:



Date: 22<sup>nd</sup> May 2023

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)

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**REPRESENTATION FORM**

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	Nick Shipp, Owner, Brook Cottage.
Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]
Name of the premises you are making a representation about	Bath Rugby Limited (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term 'interested party' from the Licensing Act 2003 'the Act', to be replaced by the term Other Person.

**Other persons**

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) persons who live, or are involved in a business, in the relevant licensing authority's area
- (b) a body representing persons who live in the relevant licensing authority's area
- (c) a person involved in a business in the relevant licensing authority's area
- (d) a body representing persons involved in such businesses,
- (e) a member of the relevant licensing authority.

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	[ 120m ]. metres to Licensable Area and about [ 200m ] metres from Farleigh House
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)

<p>TO PREVENT CRIME AND DISORDER</p>	<p>The principle for wedding and other events, night or daytime, that include the consumption of alcohol, may well inadvertently or otherwise, encourage an element of anti-social behaviour at or beyond the premises (Farleigh House), where management of the significant number of up to 200 'expected guests' will not be in BRL control.</p> <p>The issue arising is the overarching and disproportionate scale of the request, aligned to the numbers of people involved (as above) over 20.5 hours of time over any day (5am in the morning to 1.30 the following morning) and for potentially 365 days in any year, is the defining principle for my objection. These numbers will inevitably create a high chance of contributing to disorder or even crime, that will then become an issue; currently this is not a problem.</p> <p>As such, I would be one of the most affected properties by these proposals and given the 20.5 hours duration requested for the licence, the chances for the severe loss of enjoyed privacy and quiet are inevitable.</p> <p>This is a very very quiet neighbourhood and Church Farm Lane is currently an almost 100% free traffic after about 8pm until 8am the following morning, 7 days a week.</p> <p>I fear that the consequent loss of privacy that would be implied should this licence be granted, may well in turn open up an otherwise quiet backwater to opportunist crime.</p>
<p>PUBLIC SAFETY</p>	<p>Whilst a modest use of Farleigh House for events associated and ancillary to the existing business could be acceptable, this potentially new ultra-intensive use of the village infrastructure which belongs to us all, would exacerbate already surcharged current traffic use of the lanes and confirm the interpretation feared at the last Planning request and subsequent Permission, that this was a thin end of the wedge decision given for the use of Farleigh House, for 50 Bath Rugby users at any one time.</p> <p>Farleigh Hungerford and its surrounding area is a very tranquil neighbourhood and Church farm Lane is one of the quietist areas within it; the significant reason for my purchase of this property.</p> <p>This width of the lane measures 2.9 metres to edge of tarmac at locations above and below my property. This narrow lane, without <i>passing</i> spaces over approximately 200 metres of its length, where 120 metres is towards Farleigh House and 70m is to the north. This stretch of road includes a blind and sharp corner directly opposite my home.</p> <p>There are approximately 40/50/60 traffic movements during any working hour day, mainly but not uniquely in one direction outwards. The lane is almost 100% free of traffic after about 8pm until 8am the following morning, 7 days a week. The weekend use can either be considerably less, or more if for example the Youth training days are in operation, where up to 30/40 cars use this one way direction to exit from F House.</p> <p>Whilst there is no right to the perpetual enjoyment of this 'approximately static' (for which a formal survey would provide accuracy), the Licence applied for implies an intensive usage of</p>

the 2.9m wide lane, that will go from a night time zero to potentially over 150 traffic movements in any one night, up to 2.30am, when last revellers and the last of the support staff will have left the site.

Other non-vehicle lane users (pedestrian etc), frequently enjoy this route because it is relatively safe and an alternative parallel route away from the busier F.Hungerford to Tellisford lane.

Primarily walkers, (often with young children and or dogs), often cyclists and sometimes horses. 'Locals' using the lane have sufficient knowledge to know how to be safe.

Others/Visitors, particularly in the numbers requested, will be unfamiliar with the local and dangerous stretches of single track lane and therefore present an unassailable public safety argument that makes Farleigh House an Unsustainable Destination for the scale of operation described to us, from this overriding public safety aspect.

Wild animals and domestic pets would without question also be impacted.

It should be noted that many delivery vans, including Bath Rugby's own vans, frequently use the the lane from north to south, thereby breaking their own self-imposed one way rule and it could be said that if these cant be controlled, how can the village expect the general public to observe the small print in their invitations or the edicts given by the event manager on any one day?

Furthermore, the general driving public has no knowledge of or access to the locally imposed one-way routing. One car in the wrong direction at the wrong time can cause serious disruption to the flows out of FH. This route and against the flow is my easiest when arriving from the A36 Bath direction and I frequently need to reverse to access my property, one, two, sometimes three times.

It is equally important to understand that the lanes through the residential areas of the village, are entered via the usual speed limit anomaly, where a 30mph restriction on the A336 main road through Farleigh Hungerford, goes to the national speedlimit of 60mph in the lanes. This leaves decisions on speed and appropriate consideration uniquely to the driver along our neighbouring lanes. Most often observed, sometime less considerably.

The two access points in question are those onto the A336 from Farleigh village, illustrated on the attached plan and help to describe that whilst these can be managed at current volumes where a certain amount of waiting and reversing is required, an increase in volumes of the scale described could make these accesses both dangerous and time consuming if the Licence were to be given.

These each form difficult exits onto the A336, which would become unsafe if volumes increased even in 'spike' periods. Other F Hungerford village roads will therefore become further surcharged, beyond reasonable. This alone should bring this Licence Application to a negative conclusion until alternative or safer solutions can be considered.

TO PREVENT PUBLIC  
NUISANCE

The conditions attached to the current planning permissions which relate to BRL and its activities are all designed "to safeguard the living conditions for occupants of neighbouring properties". The proposed hours of operation go far beyond that which is permitted under those Planning Conditions.

My home, the first property on the one way exit route proposed by BR, would be seriously affected by the following issues.

Traffic related.

Event guests, taxis included, with undipped, or even dipped headlights will each shine into bedroom windows on the approach from Farleigh House, after dark.

100 of these per event would be wholly unsustainable in my view. The noise of car engines revving, because the route is uphill from a point 50 metres (toward FH) from my property and continues around the blind corner, towards the A336.

None of these issues appear to have opportunity for mitigation other than not to use this route, which would naturally in turn surcharge other routes in the village.

There would be no practical control of some event guests playing loud music from vehicles, once they had left the premises. Windows open on a warm evening.

Nuisance from light and noise on the site is a major concern.

The application seeks to introduce a late-night entertainment venue into a quiet rural location.

With the best will in the world, noise cancelling speakers and self regulated decibel levels that reduce at set times during an event will not be able to address the impacts of these activities.

The addition of Marquee-based events, where previously the intention to constrain events to the inside the house, has changed the game for noise abatement. Speakers turned away from the house and the majority of the village will inevitably play to more isolated dwellings in a southerly direction.

Floodlighting around the proposed marquee and the premises generally will add to light pollution, compromising "dark skies", drawing attention to the activities and causing visual as well as nuisance, again on unsustainably regular basis.

In summary.

For all of these reasons, noted above, the living conditions of the neighbouring residents would be unacceptably harmed by reason of road use and safety, noise, disturbance and public nuisance.

The activities will mostly run late into the evening when villagers would reasonably expect a quiet and undisturbed night-time environment. Nuisance would be caused by the intended and intensive use of this House. This property is clearly an unsustainable Event Location, primarily for reasons of inadequate or safe access, via unsuitable lanes and where no mitigation has been proposed for solutions to the problems associated with this massively invasive new use of Farleigh House.

At a time when the world is addressing the issues of Climate Change and carbon emissions, the need for the use of high volumes of private vehicles to access the site contributes to the unjoined up thinking behind the Licence request.



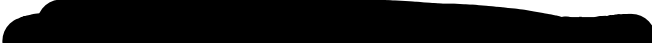
	It would appear that from the descriptions for the proposed activities and as set out in the advertising brochure, that this constitutes a Change of Use to the extant permitted uses and as such would require a Full Planning Application to satisfactorily and diligently address the matters raised by the application for a New Premises Licence, as detailed by the Applicants.
THE PREVENTION OF HARM TO CHILDREN	Whilst this refers to protecting children from activities on the premises, again, we do not think is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury.

Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account	Attendees should be limited to that allowed by the current planning permissions ie 50. There should be no music outside of the main building and even that should be properly assessed and controlled by metering at regular intervals.
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed: Nick Shipp  Date: 23/05/23

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)

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## Descriptive Photographs

Church Farm Lane from the north (A336) towards Brook Cottage and against the one way flow



Approaching Brook Cottage



Brook Cottage



Passing Brook Cottage towards Farleigh House in a Southerly directi

on



Exit view down lane towards Brook Cottage



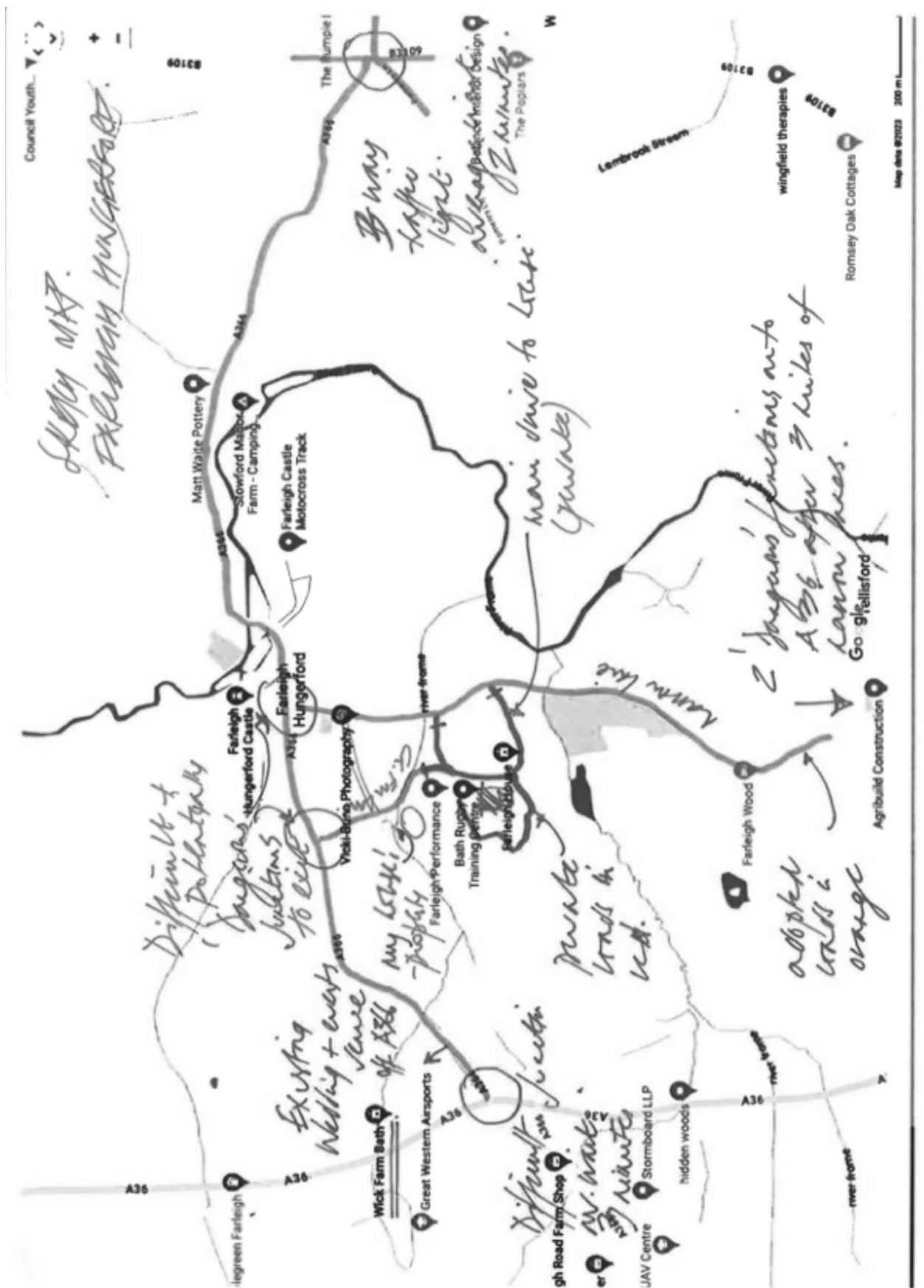
Blind corner opposite Brook Cottage



View towards blind corner



Sketch plan illustrating pinch points and poor accessibility.



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**REPRESENTATION FORM**

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	Duncan Chadwick/Chadwick Town Planning Limited On behalf of Mr J and Mrs C Hill [REDACTED]
Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]

Name of the premises you are making a representation about	Bath Rugby Limited (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person.

**Other persons**

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) *persons who live, or are involved in a business, in the relevant licensing authority's area*
- (b) *a body representing persons who live in the relevant licensing authority's area*
- (c) *a person involved in a business in the relevant licensing authority's area*
- (d) *a body representing persons involved in such businesses,*
- (e) *a member of the relevant licensing authority.*

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	Circa 250 metres to Licensable Area and about 300 metres from Farleigh House
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. <b>Page 101</b> (Please use separate sheets if necessary)

<p>TO PREVENT CRIME AND DISORDER</p>	<p>In terms of any crime, disorder or anti-social behaviour at the premises or related to the management of the premises, this will be down to the management of BRL to control, limit and handle. However, without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2300 hours on the premises, with no person allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.</p> <p>See also Covering Letter.</p>
<p>PUBLIC SAFETY</p>	<p>We note that this normally relates to the safety of the public on the premises, i.e. fire safety, electrical circuitry, lighting, building safety or capacity, and first aid and will, again, be largely down to the management of BRL to manage, control, limit and handle.</p> <p>However, we consider that it is not unreasonable for the Council, as local highway authority, to take into account the safety of the wider public in the vicinity of the licensable area/premises. In this rural, countryside location, there would undoubtedly be significantly increased traffic arriving and leaving in ‘surges’ and much of it unfamiliar with the area, using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>The premises the subject of the new licence application are served by an unsuitable highway network that is simply incapable of safely accommodating the extra traffic generated by 200 wedding guests, staff and associated services. This constitutes a hazard to all road users and severely prejudices public safety, which should not, in the public interest, be countenanced.</p> <p>See Covering Letter for full representation on this matter.</p>
<p>TO PREVENT PUBLIC NUISANCE</p>	<p>Without a detailed noise assessment and mitigation package, it is impossible to assess the level of noise emanating from the premises and gauge the public nuisance this will cause to our clients and other local residents, some of whom live just 270m away (i.e. at East Lodge). The sound emanating from the premises is bound to be audible within the neighbouring properties. The nature of the sound also needs to be considered. As already set out above the House, neighbouring properties and hamlet are set in a relatively quiet environment where there is little background noise other than that which is expected and characteristic of a countryside setting. Music being played, however distant, along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area, supported by the prevailing winds and topography between the House and neighbouring properties. This is borne out by evidence of local residents who already report hearing noise from the rugby training ground and functions at the House.</p> <p>Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond the 1.00am, and then be followed by the departure of staff and suppliers so likely to extend to between 1.30am and 2.00am at best, further disturbing local residents and their sleep, after the first “surge” of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life of neighbours and the tranquillity of the area. One of the worst affected would be East Lodge, where taxis and mini-buses are dropped-off or picked-up guests late in the evening or at night causing nuisance to neighbouring residents. Floodlighting</p>



	<p>around the marquee and around the grounds simply adds to light pollution, ruining “dark skies”, drawing attention to the activities and causing visual as well as audible/noise nuisance.</p> <p>For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by BRL.</p> <p>See Covering Letter for full representation on this matter.</p>
THE PREVENTION OF HARM TO CHILDREN	No comment.

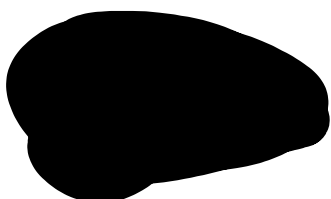
Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account	None.
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed:



on behalf of Mr & Mrs Hill

Date: 18<sup>th</sup> May 2023

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)  
**This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Department to confirm this date.**

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## REPRESENTATION FORM

### OTHER PERSON (Person/Body)

Your Name/Company Name/Name of Body you represent	Ian Steuart Fotheringham
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Farleigh House
Address of the premises you are making a representation about	Farleigh Hungerford, Bath BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person.

### Other persons

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) *persons who live, or are involved in a business, in the relevant licensing authority's area*
- (b) *a body representing persons who live in the relevant licensing authority's area*
- (c) *a person involved in a business in the relevant licensing authority's area*
- (d) *a body representing persons involved in such businesses,*
- (e) *a member of the relevant licensing authority.*

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	270m from Farleigh House, with direct line of sight to/from the main house and the proposed marquee area (see below pictures on pages 7 and 8)
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	
PUBLIC SAFETY	<b>Traffic Safety</b>

	<p>The access route to Farleigh House is on narrow country lanes, that are single-track in a number of places and which go past many of the houses where people live. As such, they are not suitable for large volumes of traffic on a regular basis.</p> <p>There is currently a 60mph speed limit on the road that runs from the junction with the A366 to Tellisford, which means cars often coming bombing down the road, which is noisy but also dangerous.</p> <p>My wife and I have two young children (as do a number of other families in the village) and we like to be able to go for family walks on the country lanes, though are mindful of the danger presented – especially to our children - by vehicles on the road.</p> <p>If this licence were to be granted, it would cause a huge increase in traffic volume through the village along these rural roads, increasing the road danger substantially. This is especially the case as – unlike the rugby players and staff at Bath Rugby - lots of those driving wouldn't know the roads.</p> <p>Lots of cyclists and walkers (walking along the Macmillan Way) make use of these small rural roads so it's not just the residents who would be affected but many others too.</p>
<p>TO PREVENT PUBLIC NUISANCE</p>	<p>Our family (my wife, two young children and I) value greatly the peace and quiet of this small rural village. If this application were to be granted for this new wedding and events business at Farleigh House, the scale and regularity of what they are proposing would lead to a huge increase in traffic and noise, which would compromise significantly our quality of life here.</p> <p><b>Taxi pick-ups and drop-offs (&amp; accompanying noise from guests leaving the site):</b></p> <p>Our house (along with Chestnut Court and others) shares a postcode with Farleigh House. The result of this is that sat nav will often bring people here (to directly outside our house) when they are aiming to get to Farleigh House. This currently means that there is sometimes taxi pick-up and drop-off immediately outside our property, which already causes a nuisance.</p> <p>If the licence application were to be granted, it would likely lead to large numbers of guests at weddings and other events being dropped off or picked up from directly outside our house, often very late at night.</p> <p>Given that many of these taxi pick-ups will be after weddings at eg 1.30am on a Saturday or Sunday morning, many of the guests waiting are likely to have drunk quite a bit of alcohol, to the extent that they won't be talking as quietly as they think they are. This noise, in addition to the taxis' engine noise and opening and shutting of car doors, would likely wake my wife, young children and me on a regular basis. This would cause a <u>major nuisance every time an event is held</u>, in addition to all the likely taxi drop-offs during the day (plus caterers/suppliers getting lost etc).</p>

The applicant has suggested posting marshalls at road entrances etc for the duration of the event as mitigation, but having a marshall stationed directly outside our house all day and night whenever there is an event would be a regular and unwelcome invasion of our privacy (especially given that because the level of the ground floor of our house is below the road, it means anyone standing there has a clear view into the sitting room of our house, which would mean either we have to tolerate the lack of privacy or have to close the shutters when using the room, neither of which would be particularly satisfactory).

**Hugely increased traffic (including late at night):**

In addition to our immediate concerns about taxi pick-ups and drop-offs, events for up to 200 people would cause a huge increase in the volume of traffic on the small country lanes in our village - lots of which would be late at night - causing significant noise disturbance as well as increased road danger as mentioned above.

Not only would it be 200 guests arriving and then later leaving again each time (and then many returning again in the morning to collect their cars), but also all the connected caterers, suppliers, marquee companies other staff, etc.

For example:

200 guests arriving

200 guests departing

75 of those guests returning to collect cars

75 of those guests departing again in their cars

50 connected suppliers and staff arriving

50 connected suppliers and staff departing

--

650 arrivals and departures generated by just ONE event. Even if you allow for more than one person per car, this would still result in a steady stream of vehicles whenever there is an event.

Currently, the planning conditions in place protect our evenings, weekends and bank holidays from the traffic generated by Bath Rugby's training etc, but it would be a very different and unwelcome picture for the neighbourhood if this licence application were to be approved.

**Hugely increased noise (including late at night):**

With Farleigh House only 270m from our house and in direct line of sight, it is highly likely that any amplified music being played in a marquee would carry to us very clearly on still (and formerly peaceful) summer evenings.

In addition to amplified music, it's not hard to imagine other noise concerns including the potential for fireworks, as well as the other noise issues mentioned already (the general traffic noise, noise from taxi pick-up and drop-off and guests making a lot of noise while leaving).

To top it all, the company's website mentions samba drums on the lawn and helicopter arrivals! That's a measure of how much thought

has been given to the impact that weddings and other events would have on Farleigh House's immediate neighbours.

It is also worth noting that prior to this, the neighbourhood has experienced noise disturbance issues caused by Bath Rugby/Farleigh House previously already. A few years ago, without consulting anyone locally, Bath Rugby began using a loud air-horn hooter during training sessions and when the neighbourhood politely asked them whether they could please stop using it, the club refused, saying it was an integral part of their training. As a result, Mendip's Environmental Health Officer then had to attend with sound recording equipment to record evidence, which eventually resulted in Bath Rugby being told they must stop using the hooter immediately.

**Respect:**

It speaks volumes about the level of respect that the applicant has for the local authority and due process that their wedding website is already live and taking bookings (including advertising that they have a licence to sell alcohol), prior to their licensing application being decided, and before they have applied for the necessary planning permission.

It also says a lot about the respect and due consideration that the applicant has for their immediate neighbours that they did not engage in any local consultation before making their application, and furthermore had not included in their plans any suggested mitigations for noise and traffic issues until local residents pointed out that these were concerns at the Farleigh House site visit on 12<sup>th</sup> May 2023.

If the application were to be approved with conditions, the numerous occasions on which Bath Rugby has breached existing conditions previously seriously calls into question how much importance they will place on complying with any conditions attached to the issue of a licence.

**Change of use required?**

Finally (and acknowledging that this is predominantly a planning matter rather than a licensing one), while the applicant argues that holding multiple weddings on a commercial basis is part and parcel of (and ancillary to) operating as a rugby club's training ground and headquarters (which was what they were granted permission to use the buildings for in their 2010 planning application), we and many local neighbours would dispute this assertion strongly.

The applicant was given permission to use the venue as a \*rugby training ground and headquarters\*, under strict conditions to ensure that it didn't have an undue impact on the local neighbourhood. Clear limits were imposed on training hours, to protect evenings, weekends and bank holidays, and permission was granted based on the understanding that it would be a closed site to be used by rugby players and Bath Rugby staff only (which thereby placed a limit on the maximum traffic flow).

To open it up to the general public on a commercial basis, on a significant scale and for an entirely separate purpose in this way is clearly a change of use therefore, and surely begs the question whether it is appropriate to grant a licence in the knowledge that its

	<p>purpose is to carry out something for which the applicant doesn't have planning permission, and which when carried out would constitute a clear breach of their existing permissions.</p> <p>The wedding business is clearly an entirely new business at the same venue, and as it is a material change of use it surely requires the appropriate planning permission to be granted first.</p> <p>Would it be appropriate for the licensing department of the same local authority to knowingly enable a planning breach, when the opportunity is there to wait until the facts of the planning issue can be established clearly first? Even if they are governed by separate pieces of legislation, this surely must have a bearing on the decision.</p> <p><b>Conclusion</b> In summary, the new business activity would have a major negative impact on the lives of people who live in Farleigh Hungerford.</p> <p>The decision by Farleigh House/Bath Rugby to apply for this licence is a commercial one made with the aim of generating lucrative returns for the club's owner, but seemingly without much concern for the consequences it will have on the local community.</p> <p>After Bath Rugby's staff have left work and gone home for the night - or finished for the weekend - it is us residents living here who would have to endure the noise and traffic generated by these large events.</p>
<p>THE PREVENTION OF HARM TO CHILDREN</p>	<p><b>Traffic safety</b> Increased risk of harm to our young children walking along the local country lanes (see above).</p> <p><b>Noise</b> Noise from amplified music/taxi pick-up/guests leaving etc potentially waking our young children up late at night, on a regular basis (which would be detrimental to their general well-being).</p>

<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>There are a number of options for conditions that could be put in place to reduce some of the most negative aspects, but they wouldn't be able to fully remedy the problems identified above, so we respectfully ask that that the application be refused.</p> <p>In the instance that the application is granted anyway, the following conditions could be imposed:</p> <p><b>To address traffic (including late at night):</b></p> <ul style="list-style-type: none"> <li>All guests to arrive by coach from the centre of Bath (using a designated route via Tellisford), and depart by coach at the end of the event. [All caterers, suppliers etc to use Tellisford route also]. This would remove most of the vehicle traffic + taxis.</li> </ul>
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OFFICIAL – SENSITIVE [PERSONAL DATA]

To find out how the Council use the personal data you supply on this form go to;

<http://www.mendip.gov.uk/privacy>

[NB: Bath Rugby offered this option a number of years ago to a prospective bride and bridegroom who were interested in holding their wedding at Farleigh House.]

- Significantly reduce the number of guests allowed at weddings + other events to a maximum of 50 guests, to reduce the number of vehicles using the road.
- The worst impact of the late-night traffic and noise could be reduced by requiring events to finish significantly earlier, eg 10pm.
- Place a limit on the number of events that can be held annually, eg a maximum of 12 events.

**To address noise (including late at night):**

If they moved the marquee to the west side of the lawn, it would remove the visual impact of line of sight (which would of course be welcome), but that wouldn't address the issue of noise disturbance from amplified music and speeches coming from a marquee.

Instead, a licence could be granted for amplified music indoors only (ie in the main building), which would allow guests to go indoors for dancing etc in the large 'ballroom'/formal drawing room area in the house, but would remove the noise disturbance from amplified music etc outside. If this included a requirement to keep all doors and windows closed, it would prevent the resulting noise that would flow from an open door or window.

Also a condition could be included that no fireworks would be allowed. Bath Rugby's chief executive Tarquin McDonald clarified when asked during the meeting held on 12/05/23 that they did not envisage fireworks as part of their plans in any case.

**To address taxi pick-ups and drop-offs (& accompanying noise from guests):**

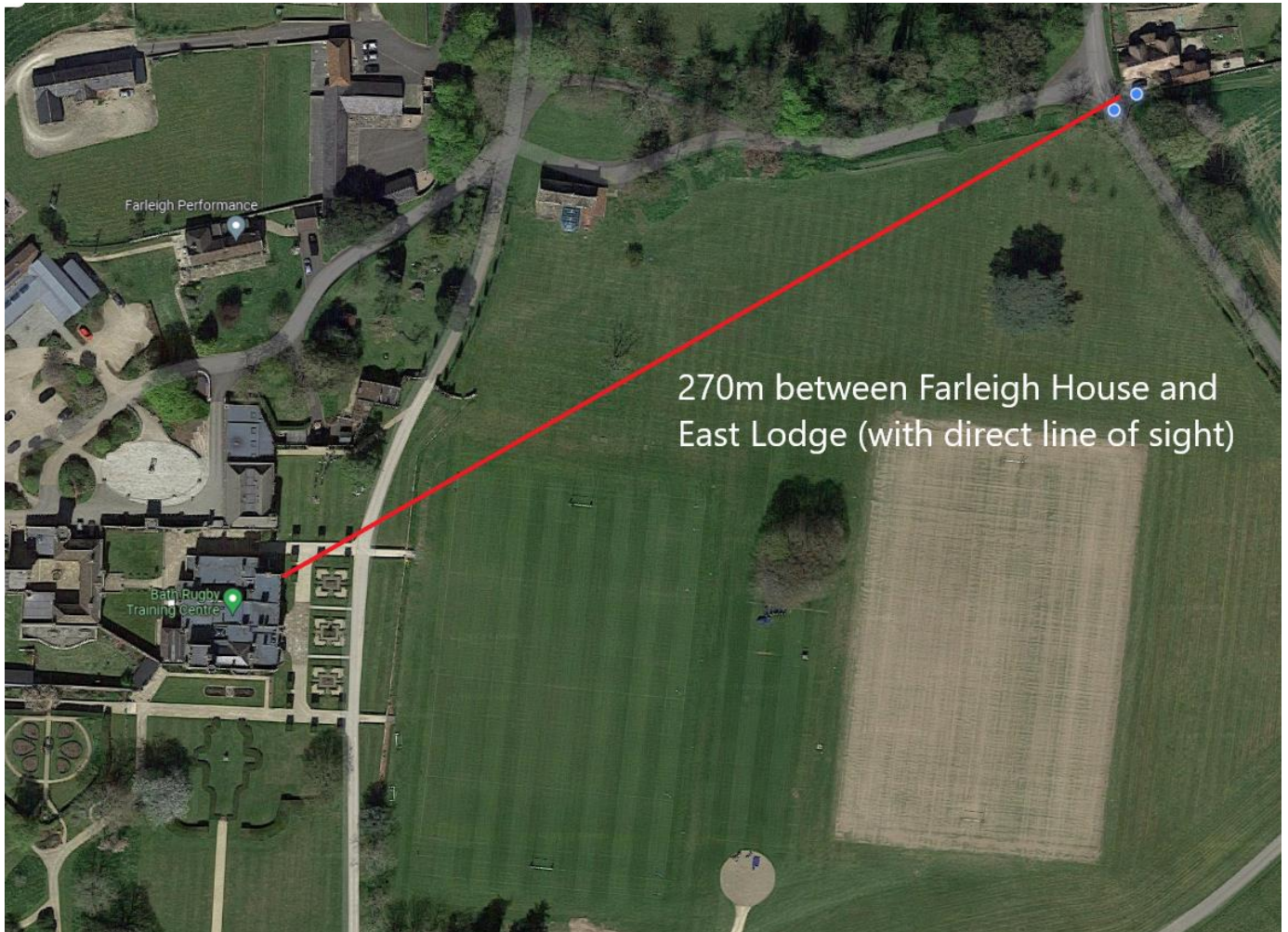
The applicant would have to find a way to ensure beyond doubt that there will be no taxi pick-ups or drop-offs immediately opposite our house.

Even if anyone renting the venue told all of their guests, and the applicant made it extremely clear that all pick-ups and drop-offs must happen directly outside the house itself, the majority of taxi drivers and the general public use sat nav and so in practice this would clearly not be an effective solution. We know from experience that lots of taxi drivers get lost and stop outside our house, resulting in lots of pick-ups and drop-offs from here already.

A possible solution would be to require Farleigh House to obtain its own customised postcode, which would then mean all taxis have a specific known location that they would all get to far more easily, and (if used in conjunction with lots of clear, reflective signage that's more easily visible in the dark) would avoid noisy pick-ups and drop-offs from immediately outside our house.

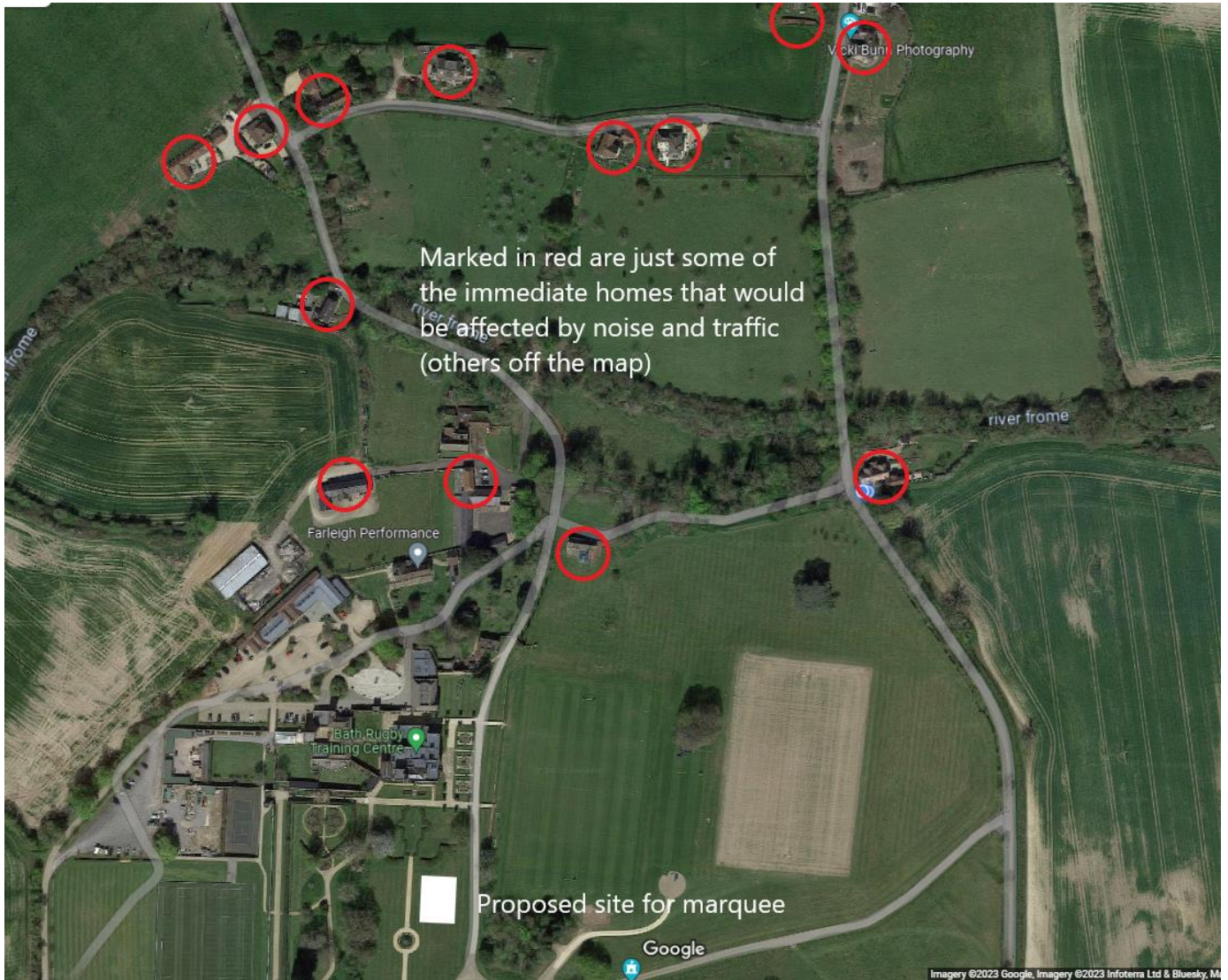
As noted above, having marshalls stationed directly outside our house all day and night whenever there is an event on would be an unwelcome imposition.





OFFICIAL – SENSITIVE [PERSONAL DATA]

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Page 201  
<http://www.mendip.gov.uk/privacy>



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If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed: \_\_\_\_\_ Date: 18/05/23

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**This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Department to confirm this date.**

**REPRESENTATION FORM**

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	Laura Steuart Fotheringham
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Farleigh House
Address of the premises you are making a representation about	Farleigh Hungerford BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term ‘*interested party*’ from the Licensing Act 2003 ‘*the Act*’, to be replaced by the term Other Person.

**Other persons**

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) *persons who live, or are involved in a business, in the relevant licensing authority’s area*
- (b) *a body representing persons who live in the relevant licensing authority’s area*
- (c) *a person involved in a business in the relevant licensing authority’s area*
- (d) *a body representing persons involved in such businesses,*
- (e) *a member of the relevant licensing authority.*

Furthermore the ‘vicinity’ test has also been removed from ‘the Act’. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	270m from Farleigh House, with direct line of sight to/from the main house and the proposed marquee area
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	<b>Risk of drunk driving</b> – Bath Rugby are proposing hosting large events with alcohol potentially available between 10am and 11pm/1am. There is no public transport available in or near Farleigh Hungerford so it seems fair to assume that a significant number of guests would arrive and depart in their own vehicles. Unfamiliar

	<p>country lanes and large numbers of people who have potentially consumed alcohol seem a dangerous mix. These events will not necessarily be late at night when there are fewer other cars on the road, as again the terms of the license would allow consumption of alcohol from 10am.</p> <p><b>Disorderly behaviour off the premises</b> - Additionally, there's not likely to be much preventing drunken guests wandering away from or off of the premises, and potentially engaging in disorderly conduct near other properties in the village.</p>
<p>PUBLIC SAFETY</p>	<p><b>High volume of new traffic and speeding on narrow country lanes</b> - Access to Farleigh House is via the lane through the upper half of the village, running from the A366 and connecting the villages of Farleigh Hungerford, Tellisford and Rode. It is a narrow country lane with multiple residences just off it. However, it has a 60mph speed limit (as do the surrounding lanes), which some people take full advantage of, particularly coming down the hill towards East Lodge and Farleigh House. As you come down the hill you cannot see around the corner (including our driveway). The existing volume of traffic on these lanes has been an ongoing concern for many of us, especially as quite a few families in the village have young children and there are no walkways or bike paths.</p> <p><b>Other road users</b> - Many people besides the locals use the lane leading to Farleigh House; it's part of the MacMillan Way and a very regular route for many walkers, cyclists and horse riders, including many young families. Our house is very close to the road so we're quite aware of how well used it is!</p> <p>People attending events at Farleigh House would necessarily be arriving by private transport, causing an influx of drivers at certain times. The prospect of large numbers of people arriving and departing for events who are unfamiliar with the village, the roads and the fact that it's a regular walking, cycling and riding route is a huge safety concern, not just for those of us who live here but for other users of the road as well.</p> <p><b>Unclear access</b> - the fact that many people get confused as to how to access Farleigh House exacerbates the situation; if people are using sat nav, it often takes them in a different direction to the signage, so they end up using other small lanes around the area as well.</p> <p><b>Large vehicles on country lanes</b> - On the Farleigh House website they are advertising availability not just for weddings, but private and corporate parties and events, and filming. Any number and type of cars and lorries could be involved in these events, driving through the village at all times of day and night, potentially getting lost, as they set up and then decamp.</p> <p>We have a front row seat to all the comings and goings at Farleigh House given the location of our house, and can confidently say that the concerns mentioned above are not just hypothetical issues. That Bath Rugby's presence has already contributed to a significant increase in the amount of traffic through the village is undeniable. Besides the regular traffic associated with the many people onsite when the team is training, we always know when they are having an event or training camps for young people because of the very noticeable pickup in the number of cars, many of whom don't know where they are and are going too fast down a narrow lane. BR are now proposing to greatly multiply these issues with no particular</p>

	<p>plan as yet as to how to mitigate them.</p>
<p>TO PREVENT PUBLIC NUISANCE</p>	<p><b>Traffic</b> - The large increase in traffic would definitely be disruptive as well as unsafe. Most of the houses in the village are very close to the lanes, and again the many other people who visit Farleigh Hungerford and use these lanes would feel the effects.</p> <p><b>Noise</b> – we can certainly hear the rugby players when they're training, so live or recorded music being played on the lawn at Farleigh House would definitely be very clearly audible from our house and others in the village. The noise of music and numerous cars is extremely likely to disrupt our family's sleep and that of our neighbours, as well as our weekends. The peace and quiet of Farleigh Hungerford are integral to its identity – it's why we love living here, why others come walking here, why we have so much wildlife. Introducing the kind of noise generated by events such as Bath Rugby are proposing would be not just a nuisance but have a significant impact on the very character of this place.</p> <p><b>Taxi drop-off and pick-up</b> - We're particularly concerned about use of the area just outside our house as a layby and pick-up/drop-off spot. This is already something that occurs regularly, with cars sitting just outside our sitting room window. Visitors to Farleigh House are often directed by the postcode up the lane across from our house rather than continuing on to the actual entrance. If 200 people were attending an event at Farleigh House, the area outside our home could become a virtual taxi stand, which would be a significant disturbance and invasion of our privacy, and again a safety concern for other road users.</p> <p><b>Impact on rural area and wildlife</b> - Farleigh Hungerford has a long history and identity of its own which should be respected as much as the wishes of its current residents. That's why it's so popular with others, who come to enjoy its peace and beauty. And not only people but various types of wildlife are drawn here, and would be disturbed by the increase in traffic, noise and people. We regularly see deer, muntjac, hares, birds of prey, and bats, and know (though don't often see) that there are local owls and badgers.</p> <p><b>Respect for neighbours</b> - Bath Rugby have as much a right to be here as anyone else, but they are also under just as much obligation, if not more, to be good neighbours. However, in the past and on this occasion, BR have not always shown themselves to be particularly concerned with the needs of the village and those of us who actually make our homes here. They have previously breached planning conditions, and attempted to introduce late evening/weekend training sessions and loud horns during training.</p> <p>In this instance, there was no mention of their plans or consultation with the village prior to beginning the licensing process. Yet on the Farleigh House website they already claim to be a licensed venue and they have already taken a number of bookings for this year. On the website they seem to promise the sky to anyone willing to pay enough, whether that's a samba band at midnight, or the bridal party arriving by helicopter. However, at a recent meeting when asked about noise and traffic considerations they had not made any plans to address these – they appeared not to have given any thought to attempting to reduce the impact of these events on those of us that live nearby.</p> <p>Consequently, <b>Page 205</b> determined that should they be allowed this license, their interest will lie primarily with making money by pleasing</p>

	<p>their customers rather than respecting their neighbours and this village. We're left with the strong impression that Farleigh House presents BR with a good business opportunity, which they plan to take full advantage of regardless of the impact on the local environment and the people who live here.</p>
<p>THE PREVENTION OF HARM TO CHILDREN</p>	<p><b>Resident and other children using the lanes</b> - drunk driving can happen any time of day or night and it seems likely there could be some incidence of it in a rural location like this. There are also the safety concerns posed above by general increased traffic.</p> <p><b>Sleep disturbance</b> - the noise caused not just by music but drunk and disorderly behaviour is likely to disrupt the sleep of young children nearby. I really don't want to be kept up until 1am because of noise, but it's unacceptable that any children should be.</p> <p><b>NB</b> there are a few families with young children living on the Farleigh House estate, very close to the house itself; they are very unlikely to submit representations as they're connected with BR but I would not assume that means they don't object. These young children and others who live on the estate will be very directly impacted by the noise and disruption of late night events just outside their homes.</p>

<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>I feel that Bath Rugby holding large events for members of the public with the current access situation is untenable, and firmly believe this should not be permitted until they have obtained alternative access other than through the village.</p> <p>Any events would have to be for a much smaller number of people to mitigate the traffic concerns.</p> <p>Music to be kept indoors to limit noise disturbance to the village and wildlife.</p> <p>More specific and visible signage, particularly across from East Lodge, would help with access. For example a sign saying 'Farleigh House - all visitors 200 yards' and one in the other direction saying 'No access to Farleigh House.' There is currently a sign saying 'Private no entry' but as Farleigh House is a private property people trying to access it may not see that as a deterrent. And many of us are so reliant on our sat nav these days we'll follow it anywhere!</p> <p>Guests could be required to use pre-arranged group transport, or specific taxi companies familiar with the area to arrive and depart.</p> <p>Any vehicles waiting to collect guests do so at Farleigh House, not anywhere else in the village.</p>
--	---

Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore

imperative that you detail all matters that you wish to be considered on this initial representation.  
(Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed: Laura Steuart Fothringham

Date: 21 May 2023

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)  
**This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Department to confirm this date.**

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## REPRESENTATION FORM

### OTHER PERSON (Person/Body)

Your Name/Company Name/Name of Body you represent	Sarah Neill
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Bath Rugby Limited (BRL), Farleigh House
Address of the premises you are making a representation about	Farleigh House, Farleigh Hungerford, Bath, BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person.

### Other persons

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) *persons who live, or are involved in a business, in the relevant licensing authority's area*
- (b) *a body representing persons who live in the relevant licensing authority's area*
- (c) *a person involved in a business in the relevant licensing authority's area*
- (d) *a body representing persons involved in such businesses,*
- (e) *a member of the relevant licensing authority.*

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	500 metres
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	There have been problems with traffic to Farleigh House for some time with rapid driving past the houses directly on the road in the early hours of the morning and throughout the day.

	The risk of periods of dramatically increased heavy traffic In the narrow lanes particularly after drinking is worrying .
PUBLIC SAFETY	Tellisford Lane leading to Farleigh House is a designated Macmillan pathway used by walkers and is also part of a national cycle route which is indeed used by many cyclists.  There are several young families with children living close to this road.
TO PREVENT PUBLIC NUISANCE	The area that Farleigh House is situated in is a quiet rural location Since the arrival of Bath Rugby there has been a considerable impact with the noise of training. Also very early noise from the traffic or staff arriving and deliveries from 5 am . There have also been occasions when the players are leaving of honking of horns.  The planned proposal that Farleigh House becomes an events venue would inevitably lead to much worsening of the traffic noise with the additional intrusion of late night music, crowd noise and increased light pollution . This occurring so frequently would indeed destroy the tranquillity of the environment. This would also interfere with the sleep of the neighbouring homes as it is proposed activities are to go on until 1 am and later as staff clear up and the guests return to their own homes The living conditions of the community of Farleigh Hungerford would be greatly changed for the worse.with no positive gains for the village.
THE PREVENTION OF HARM TO CHILDREN	Several families with children live directly on the road to Farleigh House which poses a significant risk especially a derestricted road

Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account	I cannot think of any mitigating circumstances that would permit the planned Licensing proposals . It is an inappropriate place for such Activities.
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Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed:

Date: 19 th May 2023

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)  
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**REPRESENTATION FORM**

Community Health  
22 MAY 2023  
WK

**OTHER PERSON (Person/Body)**

Your Name/Company Name/Name of Body you represent	DILYS & TERRY MCKECHNIE
Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]

Name of the premises you are making a representation about	BATH RUGBY LIMITED
Address of the premises you are making a representation about	FARLEIGH HOUSE FARLEIGH HUNGERFORD BATH BA2 7RW

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term 'interested party' from the Licensing Act 2003 'the Act', to be replaced by the term Other Person.

**Other persons**

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) persons who live, or are involved in a business, in the relevant licensing authority's area
- (b) a body representing persons who live in the relevant licensing authority's area
- (c) a person involved in a business in the relevant licensing authority's area
- (d) a body representing persons involved in such businesses,
- (e) a member of the relevant licensing authority.

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	1/4 mile
Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
TO PREVENT CRIME AND DISORDER	

PUBLIC SAFETY	Bath Rugby Ltd have generated a lot more traffic on our tiny lanes already. They come & go at all hours waking people. The amount of traffic 200 guests & the necessary staff would generate will produce a huge volume of traffic, make the lanes unsafe, with the incumbent noise and totally unacceptable to our small village
TO PREVENT PUBLIC NUISANCE	Bath Rugby Ltd have a limited time at present to serve alcohol & also a limit on the number of guests. But to increase this to the level applied for would be unbearable & a public nuisance for our village. Bath Rugby Ltd when they originally obtained planning permission said they would never have weddings. They have caused massive anxiety to the village residents. Please do not allow this application to succeed.
THE PREVENTION OF HARM TO CHILDREN	

Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account	
---	--

Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed:



Date: 19.5.2023

Please return this form along with additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to [licensing@mendip.gov.uk](mailto:licensing@mendip.gov.uk)  
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**Please contact the Licensing Department to confirm this date.**

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The Licensing Department  
Somerset Council  
Cannards Grave Road  
Shepton Mallet  
Somerset  
BA4 5BT

18th May 2023

Our Ref: JER001/dc

By email: [licensing.mendip@somerset.gov.uk](mailto:licensing.mendip@somerset.gov.uk)

Dear Sir/Madam

**Licensing Act 2003 - Application for new premises licence (0317814)**

**Application by Bath Rugby Limited in respect of Farleigh House, Farleigh Hungerford, Bath, BA2 7RW**

We write in connection with the above new premises licence application by Bath Rugby Limited ('BRL') on behalf of our clients, Mr Jeremy Hill and Mrs Clare Hill, the owners and occupiers of a nearby residential property – Falconers at Church Farm Lane, Farleigh Hungerford, BA2 7RP - located some 300 metres to the immediate north of Farleigh House. Our clients strongly object to the new premises licence for the reasons set out in this representation and accompanying form.

**1. Introduction and scope of objection**

We firstly set out the physical context and background to the new premises licence application before focusing upon the four licensing objectives of crime prevention, public safety, public nuisance and child protection, with particular emphasis upon the prevention of public safety and nuisance. This highlights serious concerns about the hours of operation, traffic, noise emanating from the premises, lighting and other detrimental effects upon our clients' and other local residents amenities, quality of life and enjoyment of their homes in this otherwise quiet rural location.

**2. Physical context and background**

Farleigh House and Castle Court ('the premises') date from around 1800 and are Grade II listed buildings set in the Somerset countryside near to the small rural hamlet of Farleigh Hungerford. The premises are within the Bristol and Bath Green Belt, designated to check the unrestricted sprawl of urban development, particularly that of Bristol and Bath but also other towns and villages within or adjacent to the Green Belt and to safeguard the surrounding countryside against further encroachment.

The premises is currently occupied by Bath Rugby Limited as its headquarters with training facilities, which is a "*sui generis*" use or a use 'of its own kind', one that is unique and not possible to group with other similar uses in any Use Class. This follows a planning permission granted in July 2010 (Application No. 2010/1044), when Mendip District Council concluded that, subject to conditions (see below), the proposals '*would safeguard the amenities of neighbouring residents and adjoining land users.*'

**Chadwick Town Planning Limited**

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VAT Registration No. 371 4873 78



## Chadwick Town Planning

To achieve this, the Council imposed a number of conditions on the planning permission, which *inter alia* control the following activities at the premises, with our emphasis in bold:

2. The upgraded playing pitch hereby approved shall not be used for the purposes of rugby training outside the hours of 09:00 - 16:00 Monday to Friday (inclusive) and 09:00 - 11:00 on Saturdays. The upgraded playing pitch shall not be used for the purposes of rugby training on Sundays or Bank or other public holidays.

Reason: To **safeguard the living conditions for occupants of neighbouring properties**, having regard to the provisions of Policy Q12 of the Mendip District Local Plan 2002.

5. No external lighting shall be installed for the development hereby approved unless an express grant of planning permission has been first obtained from the Local Planning Authority.

Reason: External lighting would require further detailed consideration in the interests of the **character of the area and neighbours' living conditions**, having regard to the provisions of Policy Q12 of the Mendip District Local Plan 2002.

7. No works or deliveries required to implement the development hereby approved shall take place outside the hours of 08.00 - 18:00 on Monday to Friday (inclusive), 08:00 - 13:00 on Saturdays and at no time on Sundays, Bank Holidays or other Public Holidays unless specific written permission has been first obtained from the Local Planning Authority.

Reason: To **safeguard the living conditions for occupants of neighbouring properties during the implementation of this permission**, having regard to the provisions of Policy Q12 of the Mendip District Local Plan 2002.

9. No external plant or equipment audible at the nearest residential property shall be located, installed or mounted on the walls or roofs, or adjacent to any of the buildings, whether temporary or otherwise, unless detailed plans and a technical specification, including noise details, have first been submitted to and approved in writing by the Local Planning Authority. Once the details have been approved, the equipment shall be installed in accordance with the approved details and maintained in such a way as to ensure compliance with the submitted specification.

Reason: To **safeguard the living conditions for occupants of neighbouring properties**, having regard to the provisions of Policy Q12 of the Mendip District Local Plan 2002

We set these out in full because they highlight the sensitivity of the premises, the wider site and the living conditions of occupants of neighbouring properties, including Mr & Mrs Hill, to activities at the premises, including the existing rugby training facilities and corporate headquarters for BRL, which are therefore controlled by conditions that should, if necessary, be enforced by the Council.

The scope of this permission was extended modestly in October 2016 (App. No. 2016/1786/FUL) when Mendip District Council granted approval for the use of part of the ground and first floors of Farleigh House and the whole of Castle Court as a joint use as a corporate training facility (D1 Use Class), in addition to the permitted sui-generis use as a training and administrative facility for Bath Rugby Club.

It was again judged by the Council that this use would safeguard the amenities of neighbouring residents and adjoining land users, subject to compliance with planning conditions, which required compliance with a Travel Plan – see below - and the conditions included in the text box, overleaf:

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## Chadwick Town Planning

4. The number of delegates associated with the D1 Use hereby approved, shall be limited to 50 persons on any one weekday and the approved use shall not be carried out on weekends or Bank Holidays.

Reason: in the interests of **neighbouring amenity** and highway safety.

5. No external plant or equipment audible at the nearest residential property shall be located, installed or mounted on the walls or roofs, or adjacent to any of the buildings, whether temporary or otherwise, unless detailed plans and a technical specification, including noise details, have first been submitted to and approved in writing by the Local Planning Authority. Once the details have been approved, the equipment shall be installed in accordance with the approved details and maintained in such a way as to ensure compliance with the submitted specification.

Reason: To **safeguard the living conditions for occupants of neighbouring properties**

The most recent planning history (App. No. 2019/0363/VRC) to vary condition 2 (hours of use) on planning consent 2010/1044 for the change of use to the 'sui generis' mixed use as headquarters and training facilities for Bath Rugby Club to allow use of the rugby training pitch outside the restricted hours was "finally disposed of" [i.e. not determined] by the Council in January 2022. This was after objections from the Council's Environmental Protection Officer ('EPO'), Ward Member and local residents to the noise impact of such use beyond the permitted daytime hours as background noise levels are lower on weekends, bank holidays and evenings. The noise assessment submitted by BRL was considered to be unreliable and inadequate by the Council's EPO and not updated leading to the application lying dormant until being "finally disposed of" by the Council. There was also serious concern about the likely requirement for floodlighting and, if so, the impact of this upon the amenities of local residents with light pollution and the possible need for noisy generators.

Whilst this application was not progressed it clearly demonstrates the underlying and consistent concern about the impact of the activities at the premises upon the living conditions of neighbouring properties and the vital need to control such activities (hours of operation, noise levels, lighting) and enforce controls to prevent a public nuisance in this otherwise very attractive, rural, tranquil and bucolic part of the Somerset countryside. This is especially the case at Farleigh Hungerford because there is a small valley between Farleigh House and neighbouring properties at Little Pomeroy, Falconers (Mr & Mrs Hill's property), The Little House, Orchard View and Hillside Farm and the land rises up so the nearby residential properties sit slightly above the Farleigh Estate. With the prevailing south westerly winds the conditions are perfect for noise to travel from the premises towards our clients' and other residents' homes, making them vulnerable to noise and disturbance arising from the use of the site.

### 3. Licence Application

We note that the new Premises Licence seeks the following:

#### Opening Hours

Sunday – Thursday - 05:00 to 23:30 Friday & Saturday – 05:00 to 01:30 the following morning

Access to the premises by rugby or core commercial/operations staff to be permitted 24 hours a day.

#### Hours for the provision for the sale of alcohol (on sales)

Sunday – Thursday - 10:00 to 23:00 Friday & Saturday – 10:00 to 01:00 the following morning

#### Hours for the provision for recorded music and live music

Friday & Saturday – 10:00 to 01:00 the following morning

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### Hours for the provision of late night refreshment

Friday & Saturday – 23:00 to 01:00 the following morning

From this we can immediately and initially conclude the following in support of our objection:

1. Firstly, it is clear from the licence application that these hours of use are well outside and bear little relationship to the authorised hours of operation for the rugby training pitch - 09:00 - 16:00 hours Monday to Friday (inclusive) and 09:00 - 11:00 hours on Saturdays with no use for the purposes of rugby training on Sundays or Bank or other public holidays, which was deemed by Mendip District Council – albeit for planning purposes – to be the limit necessary 'to safeguard the living conditions for occupants of neighbouring properties'.
2. Secondly, the proposed hours even go well beyond the hours of operation allowed by the Council for the implementation of the permission, which was limited to activities during the hours of 08.00 - 18:00 on Monday to Friday (inclusive), 08:00 - 13:00 on Saturdays and at no time on Sundays, Bank Holidays or other Public Holidays. Once again this was to safeguard the living conditions for occupants of neighbouring properties.
3. Thirdly, the new Licence application omits or fails to contain adequate information to enable the Licensing Department to fully and properly consider the matter. For example, the submitted Site Plan showing the "Licensable Area" excludes virtually all of the neighbouring residential properties. Marked on Figure 1 below are just some of the nearest homes in the immediate locality of the premises that would be affected by the new licencing hours, with many others off the map.



**Figure 1 – Map of Nearest Neighbouring Residential Properties**

4. Fourthly, there is no noise assessment accompanying the licence application which is necessary to enable the Licensing Department to reasonably, fairly and properly reach a rational judgement on the prevention of public nuisance from the premises including the proposed hours of operation and the amount of noise likely to emanate from the premises.

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5. Fifthly, whilst we understand that planning and licensing matters are covered by separate legislation and considerations, this did not prevent Mendip District Council adding a planning note to the permission (App. No. 2016/1786/FUL) stating:

*'The applicant is reminded that compliance with the conditions attached to this consent does not provide any guarantees that the requirements of either the Statutory Nuisance provisions of Part III of The Environmental Protection Act 1990 or the Licensing Act 2003 can be achieved and does not preclude the Council from taking action under those Acts.'*

However, we note that Section 3.6.2 of the Somerset Council's Licensing Policy states [our emphasis in **bold**] that:

***"Non-compliance with other statutory requirements may be taken into account in reaching a decision about whether or not to grant a licence but only if relevant representations are received. Applicants, licence holders and notice givers are therefore reminded, in particular, of the need to be correctly registered with the Licensing Authority's food safety function and ensure the appropriate form of planning permission is in place, as these are separate regulatory regimes which are not superseded or overridden by an authorisation under the Licensing Act 2003"***

We can see nothing in the existing planning permissions that permit anything other than use for:

- Headquarters for Bath Rugby Limited
- Rugby training facilities for Bath Rugby Limited
- Corporate training facility for up to 50 delegates on any one weekday

Properties in a sui generis use do not benefit from the "permitted development" rights under the *Town & Country Planning (General Permitted Development) Order, 2015 (as amended)* to change to an alternative use. It is our opinion that a change of use from a sui generis use or to a sui generis use or where there is a change from one sui generis use to another sui generis use normally requires planning permission.

This is especially where a sui generis use – as in this case with a wedding venue or premises for milestone celebrations for up to 200 guests<sup>1</sup> – unconnected with rugby, Bath Rugby Limited's headquarters or corporate training - is materially different from the existing use, as set out above. In our opinion, such use is a material change of use requiring planning permission under section 55 of the *Town & Country Planning Act, 1990 (as amended)*, which has not been obtained. We therefore consider 'the appropriate form of permission is not in place' and conflicts with Somerset Council's Licensing Policy.

What amounts to a material change is usually obvious, but where the new or proposed use may appear to be the same or similar type of use it is often assumed that there is no issue. However, this overlooks the concept of 'intensification'. A comprehensive analysis of the law in this area was conducted by Ouseley J and, later, the Court of Appeal in *Hertfordshire CC v Secretary of State for Communities and Local Government [2012] EWHC 277 (Admin)* and *[2012] EWCA Civ 1473* respectively, from which the following essential principles are clear:

- The intensification of a use can in principle amount to a material change
- This is the case even where the use remains of the same generic type
- It will require an increase in the scale of activities on site, as in this case
- It will also require a definable change in the character of the use made of the land
- Off-site impacts (such as traffic or noise) and their effect on other premises may be considered when determining whether a material change has taken place.

Applying these principles, with the current planning permission limited to 50 delegates attending corporate training events only on weekdays and rugby training on limited daytime

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<sup>1</sup> <https://www.farleigh.house/wedding-venue-bath>

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## Chadwick Town Planning

hours during the week and on Saturday mornings, the use by up to 200 guests for weddings and functions every day plus staff and suppliers, including weekends and Bank Holidays, late into the evening and early morning is a materially different use, on a much larger (400%) and more intensive scale, with a definable change in the character of the use [unrelated to the principal, rugby-related use] and having significantly greater off-site impacts, strongly indicates to us, our clients and many other local residents that a material change of use has occurred without planning permission.

We know that this is separate to the licence application but do consider that it is reasonable for the Licensing Department and its Committees to take this into account, as set out in the Council's Licensing Policy as the 'appropriate form of permission' is not in place.

#### 4. Prevention of Crime and Disorder

We note the steps that BRL propose to put in place and that it will be primarily a matter for Avon & Somerset Police to advise on the crime and disorder elements to the new license application. However, the Crime and Disorder Act 1998 ('CDA') has established that the responsibility of reducing crime does not fall solely to the Police. Section 17 of the CDA requires local authorities to consider the crime and disorder implications of all their activities and functions and do all that they reasonably can to reduce these problems.

In terms of any crime, disorder or anti-social behaviour at the premises or related to the management of the premises, this will be down to the management of BRL to control, limit and handle. However, without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2300 hours on the premises, with no person allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.

#### 5. Public safety

We note that this normally relates to the safety of the public on the premises, i.e. fire safety, electrical circuitry, lighting, building safety or capacity, and first aid and will, again, be largely down to the management of BRL to manage, control, limit and handle.

However, it is not unreasonable for the Council, as local highway authority, to take into account the safety of the wider public in the vicinity of the licensable area/premises. In this rural, countryside location, there would undoubtedly be significantly increased traffic arriving and leaving in 'surges' and much of it unfamiliar with the area, using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling. See Figure 2.



Figure 2 – Photographs of some of the lanes serving the premises

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## Chadwick Town Planning

There can be little dispute that the lanes serving the premises, being narrow single track for the most part and poorly maintained with no footways or lighting and limited forward visibility for much of their length, are entirely unsuited to the arrival in a short space of time of numerous vehicles, be they private cars, taxis or, even worse, mini-buses and coaches. There have already been a number of safety issues experienced by local residents caused by:

- The number of vehicles visiting Farleigh House, especially at peak arrival times
- Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles
- The confusion arising from satnav systems directing visitors via narrow lanes rather than the Tellisford Road, which itself is narrow and unsuitable for large volumes of traffic
- Excess speed and poor driver behaviour along neighbouring lanes
- The area in front of East Lodge becoming a car/ taxi dropping off and pick up area within a matter of feet from East Lodge

Tellisford Road, from the A366 past the church and to Tellisford village, is part of the Macmillan Way walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere. The road is well used by walkers and horses. There are 15 young children who live on the route to the premises along Tellisford Road from the A366 down to East Lodge and along past Hermitage House and up past Hillside Farm. All these houses are right on the road's edge. There is an existing Travel Plan associated with the corporate training activities but we understand this is not being complied with, regrettably.

Most guests to weddings would arrive by private vehicle, and there are few, if any, alternatives since there is no realistic access by public transport or safe walking routes to nearby bus stops, nor are there safe and convenient routes for cyclists and pedestrians. No Travel Plan could be effective in such circumstances.

The fact remains that the premises are served by an unsuitable highway network that is simply incapable of safely accommodating the extra traffic generated by 200 wedding guests and associated services. This constitutes a hazard to all road users and severely prejudices public safety, which should not, in the public interest, be countenanced.

### 6. Prevention of Public Nuisance

This is our clients' principal concern and relates to issues including the proposed hours of operation, noise emanating from the premises, nuisance and lighting.

We consider that the character of the hamlet of Farleigh Hungerford, Farleigh House and the countryside are all intrinsically bound together and present a quiet rural location where apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming) passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.

The wedding events, functions and private parties which would be held at the premises would be very different in nature. A wedding or a party is an excuse to get together with family and friends and celebrate. The object of the proposal and licence is to create a business which would allow for such events across the premises, including a marquee, which would increase numbers of guests to 200 – see Figure 3 overleaf<sup>2</sup>.

The Farleigh House website refers to:

*'Champagne, canapés and jazz are just some of elements you can add to the romance of the rose garden and dancing hand in hand on the lawn. Receptions, ceremonies and*

<sup>2</sup> Photograph courtesy of [https://cocoweddingvenues.co.uk/coco\\_listing/farleigh-house/](https://cocoweddingvenues.co.uk/coco_listing/farleigh-house/)

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*breakfasts under a sailcloth marquee with panoramic views. We can't wait to see what you do with the place.'*



**Figure 3 – Marquee at Farleigh House (see Footnote 2 for source)**

We understand that BRL would have a noise reduction plan, use special speakers, set noise levels, test noise with a meter and direct noise equipment away from the hamlet.

However, there has been no detailed noise assessment to establish the ambient noise levels late in the evening and early in the morning (e.g. 1.00am) when music will be being played at functions held at the premises. Music, microphones and entertainment are not limited to areas within the buildings and sound amplification systems rely on not being tampered with to increase music sound levels and [internally] usually require doors/windows to remain closed other than when entering and exiting the premises to be effective. Use of the premises with doors open and via the marquee with guests spilling out into the open air to enjoy a warm summer evening socialising and enjoying the event with no acoustic mitigation would lead to the uncontrolled emission of noise.

It is not conceivable that on a hot summer afternoon/evening that staff are going to be able to control the behaviour of guests sufficient to prevent doors and windows being opened to ventilate the spaces within the building. Guests will also want to enjoy the gardens and seating areas of the House grounds close to the event spaces as well as around the wider grounds. In this quiet rural location it is inevitable that the sound of music, talking, singing, etc. would be audible outside of the event spaces. As the event extends into the evening it is also likely that the volume of people talking etc would increase as the level of enjoyment increases.

Without a detailed noise assessment and mitigation package, it is impossible to assess the level of noise emanating from the premises and gauge the public nuisance this will cause to our clients and other local residents, some of whom live just 270m away (i.e. at East Lodge). The sound emanating from the premises is bound to be audible within the neighbouring properties. The nature of the sound also needs to be considered. As already set out above the House, neighbouring properties and hamlet are set in a relatively quiet environment where there is little background noise other than that which is expected and characteristic of a countryside setting. Music being played, however distant, along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area, supported by the prevailing winds and topography between the House and

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neighbouring properties. This is borne out by evidence of local residents who already report hearing noise from the rugby training ground and functions at the House.

Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond the 1.00am, and then be followed by the departure of staff and suppliers so likely to extend to between 1.30am and 2.00am at best, further disturbing local residents and their sleep, after the first "surge" of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life of neighbours and the tranquillity of the area. One of the worst affected would be East Lodge, where taxis and mini-buses have dropped-off or picked-up guests late in the evening or at night causing nuisance to neighbouring residents. See Figure 4. Floodlighting around the marquee (see Figure 3) and around the grounds simply adds to light pollution, ruining "dark skies", drawing attention to the activities and causing visual as well as audible/noise nuisance.



**Figure 4 – Taxi Drop-off/Pick-up Area next to East Lodge**

For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by BRL.

### **7. Protection of children from harm**

We note that this relates to protecting children from the activities carried out on the premises whilst they are there attending weddings and functions and that the law already provides special protections for children under 18 to buy alcohol.

We therefore make no further comment on this matter.

### **8. Conclusion**

The existing planning permissions were largely granted and conditions imposed to safeguard the living conditions for occupants of neighbouring properties. These relate to limited daytime activities at Farleigh House by a comparatively small number of visitors and associated vehicle movements.

The proposed licensed use of the premises – in addition to existing authorised use – by up to 200 guests for weddings and functions every day, including weekends and Bank Holidays, late into the evening and early morning is a materially different use, on a much larger (400%) and more intensive scale, with a definable change in the character of the use [unrelated to the principal, rugby-related use and having significantly greater off-site impacts, strongly indicates to us, our clients and many other local residents that a

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material change of use has occurred without planning permission. We therefore consider 'the appropriate form of permission is not in place' and conflicts with Somerset Council's Licensing Policy.

The information supplied by BRL is scant, absent of a noise assessment and simply inadequate to enable the Licensing Department to reasonably, fairly and properly reach a rational judgement on public safety and the prevention of public nuisance from the premises, including most critically the proposed hours of operation and the amount of noise likely to emanate from the premises.

However, in the context of celebratory events attended by relatively large numbers, whether consuming alcohol or not, we consider that even with the best will in the world noise will be generated that will be audible at many of the neighbouring residential properties, and that will be of a type and at volumes and/or frequencies that will cause serious nuisance, disturbance and harm to living conditions of local residents. This would be intolerable, unreasonable and must be prevented.

Farleigh House is not served by an adequate road network which can accommodate even current traffic properly let alone the additional traffic likely to be generated by up to 200 wedding guests plus numerous staff, suppliers and associated deliveries without creating serious traffic hazards and jeopardising public safety.

For all of these reasons, we urge the Licensing Authority to refuse the new premises licence. If the application is refused, as it should be, any temporary event licence would be subject to the same conditions and concerns and would be similarly be inappropriate for the same reasons.

If you require any further information please do not hesitate to contact me.

Yours faithfully,

**Duncan Chadwick**  
**Managing Director**

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## Overview of Representations

Some representations that have been submitted are very similar. Therefore, to help outline the concerns raised in all representations, the similar representations have been grouped together. The proposed conditions are a collective of all conditions suggested within the grouping of representations.

No	Submitted by	Representation	Summary	Proposed Conditions from representation
	<p>Appendices 4 – 20</p> <p>Catriona Murfitt Charlotte Bright Matthew Bright Andrew Ralston Michael Smith Anna Fraenkel Nicola Harrill Roy Harrill Janet Thomas Ian MacLaurin Paula MacLaurin Stephanie Campbell Linda Eastment Rex Eastment Beryl Fraenkel Molly Schlenker Peter Schlenker</p>	<p><b>TO PREVENT CRIME AND DISORDER</b> – Any crime, disorder or anti-social behaviour at the premises or related to the management of the premises is the responsibility of BRL. However, it is unlikely that BRL, particularly in the relation to a 200 guest wedding event, would be able to properly control such large numbers when they have been drinking alcohol over many hours. Furthermore, there is the very real risk of guests driving away from the venue along the very narrow, dark lanes, having consumed too much alcohol. Without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2300 hours on the premises. No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.</p> <p><b>PUBLIC SAFETY</b> - Public safety is a major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural, countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in ‘surges’. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by walkers. There is a very real risk of injury</p> <p>There have already been a number of safety issues experienced by local residents caused by:</p> <ul style="list-style-type: none"> <li>• The number of vehicles visiting Farleigh House, especially at peak arrival times</li> <li>• Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles</li> <li>• The confusion arising from satnav systems directing visitors via narrow lanes rather than the main Tellisford Road</li> <li>• Excess speed and poor driver behaviour along neighbouring lanes</li> <li>• The area in front of East Lodge becoming a car/ taxi dropping off and pick up area.</li> </ul> <p><b>TO PREVENT PUBLIC NUISANCE</b> - Public nuisance is also a major concern. The application seeks to introduce a late-night entertainment venue into a quiet rural location. Farleigh Hungerford, Farleigh House and the countryside are all situated where, apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming), passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.</p> <p>The conditions attached to the current planning permissions which relate to BRL and its activities are all designed “to safeguard the living conditions for occupants of neighbouring properties”. The proposed hours of operation go far beyond that which is permitted under those planning conditons.</p> <p>The sound emanating from the premises holding events is bound to be audible within the neighbouring properties. Music being played along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area, supported by the prevailing winds and topography.</p> <p>Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond the 1.00am, and then be followed by the departure of staff and suppliers so likely to extend</p>	<p>Concerns regarding guest behaviour when consuming alcohol. Proposed that alcohol sales cease at 23:00 at the latest and no alcohol to be taken off site.</p> <p>Concerns regarding increased traffic in the area.</p> <p>Concerns regarding increased noise in the area</p>	<p>Attendees should be limited to that allowed by the current planning permissions ie 50.</p> <p>There should be no music outside of the main building and even that should be properly assessed and controlled by metering at regular intervals.</p> <p>Licensing hours to be limited to 12 noon to 22.00 with drinking up time extended to 22:30.</p> <p>The site should not be open to the external service providers until 9.00.</p> <p>All staff and service providers to leave the site by 23.00.</p> <p>No live / piped music / sound outside the built structure.</p> <p>No Fireworks.</p> <p>No helicopters or drones.</p> <p>No traffic marshals on the public highway.</p> <p>A new access route into the estate bypassing the village lanes.</p>

		<p>to between 1.30am and 2.00am at best, further disturbing local residents and their sleep, after the first “surge” of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life and the tranquillity of the area. Floodlighting around the proposed marquee and around the grounds simply adds to light pollution, ruining “dark skies”, drawing attention to the activities and causing visual as well as audible/noise nuisance.</p> <p>For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by BRL.</p> <p><b>THE PREVENTION OF HARM TO CHILDREN</b> - Whilst this refers to protecting children from activities on the premises, again, we do not think is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury.</p>	<p>Concerns regarding increased light pollution in the area</p> <p>Concerns regarding risk of injury due to increased traffic in the area</p>	
<p>Page 226</p> <p>2</p>	<p>Appendices 21 - 22</p> <p>Simon Hill Nadia Hill</p>	<p><b>TO PREVENT CRIME AND DISORDER</b> - The Crime and Disorder Act 1998 (‘CDA’) has established that the responsibility of reducing crime does not fall solely to the Police.</p> <p>Section 17 of the CDA requires local authorities to consider the crime and disorder implications of all their activities and functions and do all that they reasonably can to reduce these problems.</p> <p>In terms of any crime, disorder or anti-social behaviour at the premises or related to the management of the premises, this would be down to the management of Bath Rugby to control, limit and handle within the parameters of any conditions that are set by the local authority. I note that Bath Rugby’s proposed operating conditions make only limited and oblique references to such management.</p> <p>To be clear, Bath Rugby has elected to make a wide ranging License application with public access for up to 200 people in 21 out of 24 hours every day of the year, and with alcohol on sale from 10.00 to 01.00 on every Friday and Saturday and 10.00 to 23.30 Sunday to Thursday throughout the year with an additional 30 minutes drinking up time.</p> <p>In making the application on the scale as drawn and having made the choice to offer no indication as to how they might manage or reduce disorder or anti-social behaviour, Bath Rugby are ill-prepared and have given insufficient thought to the impact or likely consequences of their proposals.</p> <p>For example, they could have included in operating conditions a provision that no person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage, together with their proposals for how they could enforce such a condition. No such condition or anything of any similar nature has been offered by Bath Rugby.</p> <p>It is likely, therefore, that the proposed Licensed activities will result in an increase in crime and disorderly behaviour.</p> <p>Without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2200 hours on the premises. No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.</p> <p><b>PUBLIC SAFETY</b> - Public safety is a major concern. It is not unreasonable for the Council, as local highway authority, to take into account the wider public in the vicinity of the licensable area. This is a rural,</p>	<p>Concerns regarding guest behaviour when consuming alcohol. Proposed that alcohol sales cease at 22:00 at the latest and no alcohol to be taken off site.</p>	<p>No more than one event in any two week period</p> <p>No more than 15 events in any calendar year</p> <p>No events to be held on any public holidays</p> <p>The number of public attendees to be limited to 50 for any one event</p> <p>Licensing hours to be limited to 12.00 to 22.00</p> <p>The site should not be open to the public until 10.00 and all members of the public to have left the site before 22.30</p> <p>The site should not be open to external service providers until 09.00</p> <p>All members of staff and service providers to have left the site by 23.00 No residential accommodation on the site for guests</p> <p>No live music and/or amplified sound outside the built structure</p> <p>No fireworks</p> <p>No drones</p> <p>No traffic marshalls on the public highways</p> <p>No person should be allowed to leave the premises whilst in the possession of any</p>

	<p>countryside location, and the holding of events for up to 200 guests would significantly increase traffic arriving and leaving in 'surges'. Most people will be unfamiliar with the area and will find themselves using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>Bath Rugby has applied for a Licence that provides for up to 200 members of the public, together with entertainers, caterers, waiting staff, management staff and marshalls to gather in this rural, countryside location from 05.00 and potentially only finally leaving the site at 02.00 or 03.00 following clearing up after events.</p> <p>The premises are served by an unsuitable highway network that is incapable of safely accommodating this extra traffic. The road to Farleigh House forms part of the Macmillan Way an established walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere and is much used by walkers. There is a very real risk of injury.</p> <p>Much of that traffic would be unfamiliar with the area, using a part of the local highway network that is allowed to travel at up to 60mph on narrow, single carriageways, with blind bends, no footways, no lighting or provision for walkers and cyclists.</p> <p>(Note: all the lanes approaching Farleigh House from the A366 are national speed limit despite being single track).</p> <p>Many of the houses on Tellisford Road on the approach to Fareligh House front on to the road with no protecting front walls or gardens. East Lodge on Tellisford Road and Brook Cottage on Church Farm Lane are on blind bends.</p> <p>Tellisford Road, from the A366 past the church and to Tellisford village is a well used part of the Macmillan Way walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere.</p> <p>There are 15 young children (including my 7 year old and 10 year old daughters) who live on the route to the premises along Tellisford Road from the A366 down to East Lodge and along past Hermitage House and up past Hillside Farm.</p> <p>It is obvious, therefore, that the approach roads to the Licensable area are entirely unsuited to the arrival of numerous vehicles, be they private cars, taxis, or, even worse, mini-buses and coaches.</p> <p>There have already been a number of safety issues experienced by local residents caused by:</p> <ul style="list-style-type: none"> <li>• The number of vehicles visiting Farleigh House, especially at peak arrival times</li> <li>• Vehicles visiting Farleigh House other than via the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles</li> <li>• The confusion arising from satnav systems directing visitors via narrow lanes rather than the main Tellisford Road</li> <li>• Excess speed and poor driver behaviour along neighbouring lanes</li> <li>• The area in front of East Lodge becoming a car/ taxi dropping off and pick up area.</li> </ul> <p>It is already clear that the level of traffic approaching Farleigh House on a daily basis is not sustainable.</p> <p>There is an existing "Travel Plan" associated with the corporate training activities at the site. Despite numerous attempts by local residents to encourage Bath Rugby to manage their own "Travel Plan" more proactively, such efforts have been largely ignored and the Plan is ineffective.</p> <p>Bath Rugby has chosen not to support this application with any form of additional traffic management plan, or even a basic assumption around the increase in volume of traffic expected, let alone how it would be managed so as to cause no further increase in volumes or an increase in the occurrence of the safety issues noted above.</p>	<p>Concerns regarding increased traffic in the area.</p>	<p>drinking vessel or open glass bottle, whether empty or containing any beverage</p> <p>Bath Rugby to provide a sound assessment of the current environment at all times of the day and night and propose sound limits to the satisfaction of the Licensing Panel prior to any License being granted</p> <p>Bath Rugby to provide a traffic management plan to the satisfaction of the Licensing Panel prior to any License being granted</p> <p>No TENS applications to be made meaning that no Licensed events will take place until a full Licence has been granted</p>
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Instead, Bath Rugby has made a number of vague suggestions as to how they might approach traffic management, including the use of marshalls on the approaches to the property. This will inevitably lead to further nuisance as the noise of marshalls directing traffic at 01.30 or later would be almost as bad as the traffic itself. It would also emphasis the embattled feeling that would exist as hi-viz vested marshalls stand around the lanes at all hours of the day and night.

In any event, as there is no realistic access from public transport, nor are there safe and convenient routes for cyclists and pedestrians, I do not believe that any Travel Plan using the public highways accessing the site from the A366 could be effective, particularly considering the dramatically increased volumes that would be generated by the proposed Licensed activities.

The fact remains that the premises are served by an unsuitable highway network that is simply incapable of safely accommodating the extra traffic generated by up to 200 wedding guests and associated services.

This constitutes a hazard to all road users and prejudices public safety, which should not, in the public interest, be countenanced.

**TO PREVENT PUBLIC NUISANCE** - Public nuisance is also a major concern. The application seeks to introduce a late-night entertainment venue into a quiet rural location operational 7 days a week with all but a limited number of hours of the day free from disturbance. Farleigh Hungerford, Farleigh House and the countryside are all situated where passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.

~~The conditions attached to the current planning permissions which relate to BRL and its activities are all designed "to safeguard the living conditions for occupants of neighbouring properties". The proposed hours of operation go far beyond that which is permitted under those planning conditions.~~

No effort has been made to compare noise in the current environment with the noise that would result from the proposed activities.

I understand that Bath Rugby are proposing to have a noise reduction plan based on the use of special speakers, prescribed "noise levels", test noise with a meter and direct noise equipment away from the hamlet. No such documented plan has been submitted with the application and neither has Bath Rugby chosen to share such a documented plan with local residents.

As such, Bath Rugby has elected to submit the application without providing any information to reasonably, fairly and properly reach a rational judgement on the prevention of public nuisance in relation to the amount of noise likely to emanate from the premises during the applied for hours of operation.

Prior to submitting the application for a License or conducting any form of consultation with neighbours, Bath Rugby had already advertised the premises for events, on the assumption of being a licensed premises and including, inter alia:

- the provision of a helicopter landing area
- samba bands on the lawn
- live music outside in a marquee

Other than the obvious noise nuisance from amplified music in the open air "on the lawns", it is also clear that:

- marquees offer no acoustic shielding;
- sound amplification systems rely on not being tampered with to increase music sound levels; and
- if inside the built structure, doors and windows must remain closed to be effective.

Inevitably, the use of the premises with doors open and in marquees with guests spilling out into the open air to enjoy a warm summer evening with no acoustic mitigation would lead to the uncontrolled emission of noise.

Concerns regarding increased noise in the area

Not relevant as this is in relation to planning

	<p>It is also not conceivable that on a hot summer evening staff are going to be able to control the behaviour of guests sufficient to prevent doors and windows being opened to ventilate the spaces within the building.</p> <p>This will all result in a significant disturbance to neighbouring properties in a quiet rural community. Farleigh House held a wedding last year as a 'one-off' event and the noise disturbance in our house included the sound of the guests enjoying the event, significant levels of traffic, as well as the band during the live performance late at night but also throughout the day during rehearsal. Music being played along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area, supported by the prevailing winds and topography. The prevailing winds are south-westerly and directly towards the main concentration of houses in the hamlet. The topography between the House and neighbouring properties which are situated slightly above Farleigh House further emphasises the impact of the noise.</p> <p>Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend far beyond the 1.00am licence with, drinking up time, the departure of guests, then staff and suppliers so likely to extend to between 2.00 – 3.00am at best, further disturbing local residents and their sleep, after the first "surge" of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life and the tranquillity of the area. Floodlighting around the proposed marquee and around the grounds simply adds to light pollution, ruining "dark skies", drawing attention to the activities and causing visual as well as audible/noise nuisance.</p> <p>Any suggestion that the outside activities will be to the south of the built structure which would thereby shield the majority (but not all) of the hamlet from noise can be discounted. This is already proven from experience over the past 12 years from the rugby training ground and other functions held at the House.</p> <p>It is also reasonable to suppose, in the absence of any proposed conditions from Bath Rugby, that fireworks may be a feature of such events. Apart from the obvious noise nuisance to neighbouring properties, and their household pets, Farleigh House is surrounded by farm land with livestock including sheep and horses grazing on adjoining fields. There are also thatched houses in the hamlet including our own thatched cottage. Fireworks would be a nuisance and a threat, potentially invalidating the ability of some households to secure insurance for their thatched properties.</p> <p>It is fashionable for guests to want to film such occasions, including the use of camera drones. Drones overflying the Licensable Area would be an infringement of the privacy of the local residents and a noise nuisance.</p> <p>For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by BRL.</p> <p>I understand that a number of bookings (15) have already been taken for 2023, including a wedding on 8<sup>th</sup> July, on the basis of the advertised facilities and the proposed operating hours despite not having a Licence.</p> <p><del>Further, I understand that if Bath Rugby are not successful in obtaining the applied for Licence, they may apply for Temporary Events Notices (TENs) to enable the already booked events to take place. Without sufficient scrutiny of such applications and the imposition of strict conditions, there is a danger that the Licensing Objectives will not be met in any event. I presume therefore that the Licensing Panel will want to</del></p>	<p>Concerns regarding increased light pollution in the area</p> <p>Concerns regarding the use of fireworks</p> <p>Concerns regarding the use of drones</p> <p>Concerns regarding the number of events</p> <p>Not possible, only the Police or Environmental Health can object to a TEN</p>	
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		<p><del>indicate that applications for TENS will be refused for the same reasons as this application should be refused.</del></p> <p>As well as the events already booked for 2023, Bath Rugby has stated that they envisage at least 50 licensed events per year from 2024, with the majority taking place within the Spring and Summer window. This could cause an unreasonable concentration of events, perhaps two or three per week in the Summer months leading to local residents becoming embattled by the constant threat of nuisance.</p> <p>It is clear that the proposed activities would be many, unrelenting and severely disruptive causing an almost permanent public nuisance.</p> <p><b>THE PREVENTION OF HARM TO CHILDREN</b> - Whilst this refers to protecting children from activities on the premises, again, we do not think is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury. My children would no longer be able to grow up in the village with the expected freedoms of peaceful rural location where we can safely cycle, scoot or walk around the village (see picture 1.)</p> <p>My daughters' bedrooms also back on to the Tellisford Road so they are likely to suffer from the noise associated with intoxicated guests and heavy traffic late at night. The harm associated with sleep deprivation in children is well documented and the level of noise appears unreasonable for a rural location.</p>	<p>Concerns regarding health due to noise and risk of injury due to increased traffic in the area</p>	
<p>Page 230</p> <p>3</p>	<p>Appendices 23 - 25</p> <p>Deborah Allen Robin Allen Katherine Allen</p>	<p><b>TO PREVENT CRIME AND DISORDER</b> - The Crime and Disorder Act 1998 ('CDA') has established that the responsibility of reducing crime does not fall solely to the Police. Section 17 of the CDA requires local authorities to consider the crime and disorder implications of all their activities and functions and do all that they reasonably can to reduce these problems. In terms of any crime, disorder or anti-social behaviour at the premises or related to the management of the premises, this would be down to the management of Bath Rugby to control, limit and handle within the parameters of any conditions that are set by the local authority. I note that Bath Rugby's proposed operating conditions make only limited and oblique references to such management. To be clear, Bath Rugby has elected to make a wide ranging License application with public access for up to 200 people in 21 out of 24 hours every day of the year, and with alcohol on sale from 10.00 to 01.00 on every Friday and Saturday and 10.00 to 23.30 Sunday to Thursday throughout the year with an additional 30 minutes drinking up time. In making the application on the scale as drawn and having made the choice to offer no indication as to how they might manage or reduce disorder or anti-social behaviour, Bath Rugby are ill-prepared and have given insufficient thought to the impact or likely consequences of their proposals. For example, they could have included in operating conditions a provision that no person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage, together with their proposals for how they could enforce such a condition. No such condition or anything of any similar nature has been offered by Bath Rugby. It is likely, therefore, that the proposed Licensed activities will result in an increase in crime and disorderly behaviour.</p> <p><b>PUBLIC SAFETY</b> - I note that this normally relates to the safety of the public on the premises, i.e. fire safety, electrical circuitry, lighting, building safety or capacity, and first aid and will, again, be largely down to the management of Bath Rugby to manage, control, limit and handle.</p> <p>However, it is not unreasonable for the Council, as the local highway authority, to take into account the safety of the wider public in the vicinity of the licensable area/premises.</p> <p>Bath Rugby has applied for a Licence that provides for up to 200 members of the public, together with entertainers, caterers, waiting staff, management staff and marshalls to gather in this rural, countryside</p>	<p>Concerns regarding guest behaviour when consuming alcohol. Proposed that no alcohol to be taken off site.</p>	<p>No more than one event in any two week period</p> <p>No more than 15 events in any calendar year</p> <p>No events to be held on any public holidays</p> <p>The number of public attendees to be limited to 50 for any one event</p> <p>Licensing hours to be limited to 12.00 to 22.00 The site should not be open to the public until 10.00 and all members of the public to have left the site before 22.30</p> <p>The site should not be open to external service providers until 09.00</p> <p>All members of staff and service providers to have left the site by 23.00</p> <p>No residential accommodation on the site for guests</p> <p>No live music and/or amplified sound outside the built structure</p> <p>No fireworks</p> <p>No drones</p>

	<p>location from 05.00 and potentially only finally leaving the site at 02.00 or 03.00 following clearing up after events.</p> <p>There would undoubtedly be significantly increased traffic arriving and leaving in 'surges' as the events are set up, carried out and cleared away.</p> <p>Much of that traffic would be unfamiliar with the area, using a part of the local highway network that is allowed to travel at up to 60mph on narrow, single carriageways, with blind bends, no footways, no lighting or provision for walkers and cyclists.</p> <p>(Note: all the lanes approaching Farleigh House from the A366 are national speed limit despite being single track).</p> <p>Many of the houses on Tellisford Road on the approach to Fareligh House front on to the road with no protecting front walls or gardens. East Lodge on Tellisford Road and Brook Cottage on Church Farm Lane are on blind bends.</p> <p>Tellisford Road, from the A366 past the church and to Tellisford village is a well used part of the Macmillan Way walking path and is on the Wiltshire cycle route from Bradford-on-Avon to Mere.</p> <p>There are 15 young children who live on the route to the premises along Tellisford Road from the A366 down to East Lodge and along past Hermitage House and up past Hillside Farm.</p> <p>It is obvious, therefore, that the approach roads to the Licensable area are entirely unsuited to the arrival of numerous vehicles, be they private cars, taxis, or, even worse, mini-buses and coaches.</p> <p>There have already been a number of safety issues experienced by local residents caused by vehicles travelling to Farleigh House as a result of:</p> <ul style="list-style-type: none"> <li>• The number of vehicles, especially at peak arrival times;</li> <li>• Excess speed and poor driver behaviour along the lanes</li> <li>• Vehicles ignoring the recommended one way system, specifically those approaching via Church Farm Lane, in particular delivery vehicles; and</li> <li>• The confusion arising from satnav systems directing visitors to a postcode that is not the entrance to the property but is in fact East Lodge. This has resulted in the area in front of East Lodge becoming a car/taxi dropping off and pick up area within a matter of feet from East Lodge on a blind bend, late at night and early in the morning.</li> </ul> <p>It is already clear that the level of traffic approaching Farleigh House on a daily basis is not sustainable.</p> <p>There is an existing "Travel Plan" associated with the corporate training activities at the site. Despite numerous attempts by local residents to encourage Bath Rugby to manage their own "Travel Plan" more proactively, such efforts have been largely ignored and the Plan is ineffective.</p> <p>Bath Rugby has chosen not to support this application with any form of additional traffic management plan, or even a basic assumption around the increase in volume of traffic expected, let alone how it would be managed so as to cause no further increase in volumes or an increase in the occurrence of the safety issues noted above.</p> <p>Instead, Bath Rugby has made a number of vague suggestions as to how they might approach traffic management, including the use of marshalls on the approaches to the property. This will inevitably lead to further nuisance as the noise of marshalls directing traffic at 01.30 or later would be almost as bad as the traffic itself. It would also emphasize the embattled feeling that would exist as hi-viz vested marshalls stand around the lanes at all hours of the day and night.</p> <p>In any event, as there is no realistic access from public transport, nor are there safe and convenient routes for cyclists and pedestrians, I do not believe that any Travel Plan using the public highways accessing the</p>	<p>Concerns regarding increased traffic in the area.</p>	<p>No traffic marshalls on the public highways</p> <p>No person should be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage</p> <p>Bath Rugby to provide a sound assessment of the current environment at all times of the day and night and propose sound limits to the satisfaction of the Licensing Panel prior to any License being granted</p> <p>Bath Rugby to provide a traffic management plan to the satisfaction of the Licensing Panel prior to any License being granted</p> <p>No TENS applications to be made meaning that no Licensed events will take place until a full Licence has been granted</p>
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site from the A366 could be effective, particularly considering the dramatically increased volumes that would be generated by the proposed Licensed activities.

The fact remains that the premises are served by an unsuitable highway network that is simply incapable of safely accommodating the extra traffic generated by up to 200 wedding guests and associated services.

This constitutes a hazard to all road users and prejudices public safety, which should not, in the public interest, be countenanced.

**TO PREVENT PUBLIC NUISANCE** - The application will give rise to public nuisance in relation to noise and the frequency of events.

The character of the hamlet of Farleigh Hungerford, Farleigh House and the countryside are all intrinsically bound together and present a quiet rural location where apart from the shouts from the rugby training ground and related noise (e.g. car doors slamming) passing traffic is normally the only interruption to the tranquillity which pervades this locality apart from long-established sounds of the countryside and farming activities.

In contrast, the object of the Licence application is to enable a business which would allow for hospitality events across the premises with up to 200 guests carrying out activities in 21 out of 24 hours on every Friday and Saturday and 19 out of 24 hours Sunday to Thursday throughout the year.

In that context, that there is no noise assessment accompanying the licence application despite the intensity and length of the proposed operating hours.

No effort has been made to compare noise in the current environment with the noise that would result from the proposed activities.

I understand that Bath Rugby are proposing to have a noise reduction plan based on the use of special speakers, prescribed "noise levels", test noise with a meter and direct noise equipment away from the hamlet. No such documented plan has been submitted with the application and neither has Bath Rugby chosen to share such a documented plan with local residents.

As such, Bath Rugby has elected to submit the application without providing any information to reasonably, fairly and properly reach a rational judgement on the prevention of public nuisance in relation to the amount of noise likely to emanate from the premises during the applied for hours of operation.

Prior to submitting the application for a License or conducting any form of consultation with neighbours, Bath Rugby had already advertised the premises for events, on the assumption of being a licensed premises and including, inter alia, the provision of a helicopter landing area, samba bands on the lawn and live music outside in a marquee.

According to their advertisement: "Champagne, canapés and jazz are just some of elements you can add to the romance of the rose garden and dancing hand in hand on the lawn. Receptions, ceremonies and breakfasts under a sailcloth marquee with panoramic views."

It is not clear whether "breakfast" is before the guests have gone to bed in the early hours or after they have risen on the following day having used residential facilities at the property. The former suggesting that events will continue until long after after the Licensed hours and the latter increasing the potential noise nuisance from a single daily event to a multi-day event. It is also noted that "the panoramic views" will include a number of adjoining properties in Farleigh Hungerford.

It is clear that live music and entertainment will not be limited to areas within the buildings. Live and recorded music and other amplified entertainment will be available externally on the lawns and inside marquees in the Licensed Area.

Concerns regarding increased noise in the area



Other than the obvious noise nuisance from amplified music in the open air “on the lawns”, it is also clear that:

1. marquees offer no acoustic shielding;
2. sound amplification systems rely on not being tampered with to increase music sound levels; and
3. if inside the built structure, doors and windows must remain closed to be effective.

Inevitably, the use of the premises with doors open and in marquees with guests spilling out into the open air to enjoy a warm summer evening with no acoustic mitigation would lead to the uncontrolled emission of noise.

It is also not conceivable that on a hot summer evening staff are going to be able to control the behaviour of guests sufficient to prevent doors and windows being opened to ventilate the spaces within the building.

As advertised, guests will also want to enjoy the gardens and seating areas of the grounds close to the event spaces as well as around the wider grounds. In this quiet rural location it is inevitable that the sound of music, talking, singing, etc. would be audible outside of the event spaces.

The sound emanating from the premises is bound to be audible within the neighbouring properties.

The nature of the sound also needs to be considered. The house, neighbouring properties and hamlet are set in a relatively quiet environment where there is little background noise other than that which is expected and characteristic of a countryside setting. Music or other amplified sound being played, however distant, along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area. The prevailing winds are south-westerly and directly towards the main concentration of houses in the hamlet. The topography between the House and neighbouring properties which are situated slightly above Farleigh House further emphasises the impact of the noise.

Any suggestion that the outside activities will be to the south of the built structure which would thereby shield the majority (but not all) of the hamlet from noise can be discounted. This is already proven from experience over the past 12 years from the rugby training ground and other functions held at the House.

It is also reasonable to suppose, in the absence of any proposed conditions from Bath Rugby that fireworks may be a feature of such events. Apart from the obvious noise nuisance to neighbouring properties, Farleigh House is surrounded by farm land with livestock including sheep and horses grazing on adjoining fields. There are also thatched houses in the hamlet. Fireworks would be a nuisance and a threat.

It is fashionable for guests to want to film such occasions, including the use of camera drones. Drones overflying the Licensable Area would be an infringement of the privacy of the local residents and a noise nuisance.

It is also noted that Farleigh House is situated on the flight path for low flying light aircraft approaching and leaving the Brown Shuttles airfield. Drones would represent a danger to such aircraft.

As noted above, noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond 1.00am, and then be followed by the departure of staff and suppliers so likely to extend to between 2.00am and 3.00am, further disturbing local residents and their sleep, after the first “surge” of departures.

Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and would seriously disturb the sleep and quality of life of local residents and the tranquillity of the area.

Floodlighting around the marquee and around the grounds simply adds to light pollution, ruining “dark skies”, drawing attention to the activities and causing visual as well as audible/noise nuisance.

For all of these reasons our living conditions would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when we would not

Concerns regarding the use of fireworks

Concerns regarding the use of drones

Concerns regarding increased light pollution in the area

		<p>unreasonably expect a quiet night-time environment to enable sleep, rest and to enjoy an undisturbed night.</p> <p>I understand that a number of bookings (15) have already been taken for 2023, including a wedding on 8th July, on the basis of the advertised facilities and the proposed operating hours despite not having a Licence.</p> <p><del>Further, I understand that if Bath Rugby are not successful in obtaining the applied for Licence, they may apply for Temporary Events Notices (TENS) to enable the already booked events to take place. Without sufficient scrutiny of such applications and the imposition of strict conditions, there is a danger that the Licensing Objectives will not be met in any event. I presume therefore that the Licensing Panel will want to indicate that applications for TENS will be refused for the same reasons as this application should be refused.</del></p> <p>As well as the events already booked for 2023, Bath Rugby has stated that they envisage at least 50 licensed events per year from 2024, with the majority taking place within the Spring and Summer window. This could cause an unreasonable concentration of events, perhaps two or three per week in the Summer months leading to local residents becoming embattled by the constant threat of nuisance.</p> <p>It is clear that the proposed activities would be many, unrelenting and severely disruptive causing an almost permanent public nuisance.</p> <p>Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and drop-off/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable and cannot be satisfactorily mitigated or controlled by Bath Rugby.</p> <p><b>THE PREVENTION OF HARM TO CHILDREN</b> - I note that the Licensing panel might consider that the prevention of harm to children in these circumstances relates to protecting children from the activities carried out on the premises whilst they are there attending weddings and functions and that the law already provides special protections for children under 18 to buy alcohol and that Bath Rugby will be operating a Challenge 25 scheme.</p> <p>However, the definition of "harm" in section 31 of the Children Act 1989 (as amended) includes "impairment of health or well being" which could well be the result of being woken from sleep by loud noise and lights at night time. Children are also more vulnerable to road traffic injury where there are no footpaths.</p>	<p>Not possible, only the Police or Environmental Health can object to a TEN</p> <p>Concerns regarding the number of events</p> <p>Concerns regarding health due to noise and risk of injury due to increased traffic in the area</p>	
<p>4</p>	<p>Appendices 26 - 27</p> <p>John Davidson Virginia Davison</p>	<p><b>TO PREVENT CRIME AND DISORDER</b> – The applications asks for the right to sell alcohol in the following hours: Sun-Thurs: 10:00 – 23:00 which is 13 hours.</p> <p>There is a clear link between the number of hours when alcohol is available and the amount of alcohol consumed. With alcohol available for these very long periods requested in the licence application there will inevitably be individuals on the site who will have consumed to excess. There seems to be negligible measures in place to prevent any attendees to the licensable site from straying out in the wider grounds. There is an unlit public footpath crossing the wider site, East / West, about 20m north of the licensable site. There are three houses in the space of 100m along this footpath, each of which have two young children. There is therefore a considerable likelihood that these residents will have incidents of encountering individuals who have consumed too much alcohol and with the associated likelihood of antisocial behaviour and risk of confrontations. Managing such an issue on the completely open licensable site where guests are encouraged to wander and enjoy the setting, even were there to be some dedicated security presence will inevitable not be effective enough in the large open licensable site area to guarantee the prevention of individuals on the footpath and adjacent houses in a timely manner from encountering some level of contact with individuals who have consumed too much alcohol and are engaged in alcohol related anti-social behaviour</p> <p><b>PUBLIC SAFETY</b> – there is a long standing and documented issue of road safety on the public highways serving the licensable area/premises. It is not unreasonable for the licensing officer to take this into account</p>	<p>Concerns regarding guest behaviour when consuming alcohol.</p>	<p>The applicant should be required to do a full noise and traffic assessment (before the license is granted) to ensure that what they propose in the way of events to which the license application refers, do not produce a level of disturbance, public nuisance and public safety impact that would be unacceptable in the quite rural environment which has existed for the residents of Farleigh Hungerford for many, many years. Following that, if a license were granted, the hours and days when alcohol can be served should be significantly reduced to protect the living conditions of the residents of Farleigh Hungerford, particularly after 11pm, the weekends and bank holidays. Specific conditions should be included in any license grant rather than just granting "very wide rights on hours and days" and relying on residents to report issues to be</p>

for the safety of the attendees to the licensable area and also the wider public. This safety issue is caused in the main by a combination of the narrowness of the access lanes entering / leaving and inside the licensable area, the poor driver visibility and long history of careless and excessive speed driving for the conditions. By their long established nature witnessed on the approach and exit lanes these road safety issues will undoubtedly continue to be present for the same reason at the entrance / exit areas and inside the licensed premises. This very significant increase in the likely traffic levels if the licence is granted will undoubtedly make the issue of the public safety much worse than it is now. i.e. it will cause an increase in the danger to the public where it is already an ongoing issue. The following paragraphs give more detail of the situation.

The site is accessed by very narrow and unclassified lanes. Farleigh House were mandated to operate a one way system for access to the site (and through the licensable area) when they received their usage permission as a Rugby HQ and training ground. Cars must enter Farleigh House, including the licensable area, via Tellisford Lane in the west and exit via Church Farm Lane to the east. See map below (to view the map that is part of this representation, go to appendix 26 or 27) I own the block of land between these two access lanes (inside points A,B,D,E on the map). Church Farm Lane is a narrow single track and just wide enough for a car, with no verges for pedestrians and only one small informal 2ft wide passing place (created by usage) near the top where it joins the A366. Cars exiting also use house access splays as passing places much to the annoyance of the residents. It is signed on the A366 as unsuitable for goods vehicles. Tellisford lane is similar but a little wider but not wide enough for 2 cars to pass and a gateway and road junction serve as passing places. This route marked on the map A – E is a well used short walking circuit for the residents with the Tellisford Hill side being on the McMillan Way and national cycle route. My only access from my house at point A to our fields is at the gateway a point B. I therefore have to walk down Church Farm Lane against the flow of the exiting traffic and with no verge and this is a very dangerous activity, particularly at the blind corner by the small green area at the mid-point between point A and B. There has been a long standing problem on these lanes of near misses of pedestrians being narrowly missed by speeding cars entering and leaving the licensable area. Bath Rugby have tried to address this issue over the years by now having three signs on the A – B section asking vehicles to drive slowly and considerately and to drive slowly up the hill. This has had little effect to date and road safety is still a major issue on these access lanes. Pedestrians on these lanes very often have nowhere to step off the lane to avoid speeding vehicles because reported over the years by myself and other residents, to little effect as speeding and careless driving persists on both the access lanes for the licensable area.

(to view the picture that is part of this representation, go to appendix 26 or 27)

The above describes the current situation which is predominantly in daytime hours due to the current traffic patterns. If a license is granted to the licensable area as requested, these problems will without question be extended into the night-time hours and will be made much worse and will further impact Public Safety by the following aspects:

1. The volume of vehicles trying to access the Farleigh House licensable area will be much increased.
2. Current access is by vehicles largely known to Bath Rugby and who are familiar with the one way system. The event vehicles to the licensed events will be new to Farleigh House and unfamiliar with the narrow lane routes and the one way convention. Many will follow their Satnavs which are as we have witnessed very often direct vehicles in the wrong way against the one way exit on Church Farm Lane. Just yesterday I spoke to one driver accessing Farleigh House by the exit route. He apologised and said that he wasn't familiar with the area and wasn't aware that there was an informal one way system for Farleigh House. There is likely to be a high proportion of this situation for people unfamiliar with the location who are just attending a one off event.
3. Leaving the licensable area will be in the dark with the possibility of the driver having consumed some or excess alcohol.

**TO PREVENT PUBLIC NUISANCE** – Public nuisance is a major concern if the license is granted and for the hours and days requested. 365 days a year usage for the sale of alcohol is requested and during much extended hours from the current usage of Farleigh House. In particular the sale and consumption of alcohol at events on Bank Holidays, all weekend and into the small hours of the morning after midnight will create noise and nuisance at times where the residents have previously had nothing of that nature. Farleigh

Concerns regarding increased traffic in the area.

investigated and maybe resolved by adding conditions. Many of the issues which will certainly arise with these "wide rights" are easily predictable and should be addressed now in any license grant by conditions.

Concerns regarding guest behaviour when consuming alcohol.

Hungerford is a very quiet and rural hamlet accessed by unclassified lanes. The houses in Farleigh Hungerford are predominantly built along the edge of these lanes with no intervening footpath. For example the front of my house (and bedroom) is 1.9m from the edge of the carriageway.

I have lived in my property for over 37 years and during this time I have witnessed the daytime traffic during normal working and travel hours (between 7am and 7pm) increase due to the usage at Farleigh House. However after these hours and on Bank Holidays the lanes are almost exclusively used by the small number of residents accessing their properties and I recognise virtually every car on the lanes. By 8pm it is exceptional to see or hear a car on the lanes by our house unless it is due to the exit of an evening event at Bath Rugby, which have occurred, but infrequently to date. The only vehicles I hear apart from that is a milk delivery 3 times a week at between 1:30am and 2:00am. The evening and night time periods in Farleigh Hungerford are currently therefore extremely quiet and undisturbed by traffic or any other noise. The introduction of alcohol sales under the terms of the license requested will put an end to that evening/night time/weekend/bank holiday peace and tranquillity and cause a significant public nuisance and disruption to the rights of the residents to have peaceful enjoyment of their homes..

As far as I am aware, the applicant has made no attempt to carry out a noise survey to find out what impact their activity will have in terms of noise disruption for the residences in Farleigh Hungerford. What all of the residents do know is that Farleigh House is positioned at about 300m distance at the bottom of a bowl landscape with the majority of the residents house at the top of the bowl and slightly above the level of Farleigh House. The prevailing wind is invariably from the south west and so the residents are very familiar with the situation that the daytime activities of training at Bath Rugby regularly produce a level of noise which is clearly audible at the residents houses, mine included. The level understood. I have recordings from my house if proof of this is required. This is the situation at present during the daytime with the daytime background noise and so I am certain that the noise created by guests consuming alcohol with live/recorded music in the evening and night time hours will be equally loud and audible and will more than likely be perceived as significantly louder and more intrusive to the residents who are in their houses with windows open after dark and trying to sleep.

My understanding is that had the applicant done a noise assessment, most assessments will take an approach that the noise emissions from an event should not exceed the existing background noise level outside of a residential property by +5 dB (for up to 30 events), or +15 dB (for up to 12 events), before 11pm. After 11pm, source noise should be inaudible inside a bedroom with an open window, which is roughly <20 dB LAeq inside a bedroom, and 35 dB LAeq outside of the window. Based on the noise that we already hear from daytime usage for training, I am confident that in the very quiet evening and night time hours in Farleigh Hungerford, considering the unique topology of the houses being above Farleigh House, these levels will easily be breached by the new requested activity, in particular the "after 11pm" situation. I provide evidence in the tables below of the quietness of Farleigh Hungerford in the early/mid evening. These measurements were taken in 2019 when Bath Rugby submitted a planning application (now withdrawn) to extend their training hours to 21:00. There has been no material change in the usage and circumstances since these measurements were taken and I stand by them as an accurate reflection of the current ambient noise levels at those times. I surmise also that current ambient noise levels will decrease and not increase from these times to the requested end time of 1:30am in the license application. There is clearly a need for a full noise assessment before any license is granted.

These measurements were taken over two nights at the end of March and in the locations numbered on the map. They were taken with an iPhone SE with the "dB Meter" App. No wind shielding. The measured noise levels were consistent over the two evenings and show that all three locations have very low ambient noise levels. As a quantitative indication, the recording app categorised the average noise level as "Quiet Library" The residents of the closest properties to Farleigh House Grounds have now had several years of experience of the type and level of noise generated by the training activities as mentioned above. This is both from training activities and traffic noise. The noise levels at the application site are of course affected by wind direction and they are at their most serious effect at the houses in locations 3,4 and 5 when the wind is from a south or generally south westerly direction, which is the prevailing direction. Location 3 is 300m north of the licensable area in direct line of sight of the area in a slightly elevated position above the level of the area and therefore is particularly receptive to noise generated in the area. I provide a link below

Concerns regarding increased noise in the area

		<p>(IMG 1334) to download a video of the licensable site (zooming in to the proposed marquee site at the later part of the video) seen from just to the left of "location 3 Front" area taken at around 20:20 on the 19th May 23. I would encourage the licensing officer to view and listen to this 25second video to get some appreciation of what the impact of dropping a licensable area of the virtually unrestricted daily and hourly scope to the heart on our small, very quiet and tranquil hamlet, in terms of the public nuisance that it will introduce as described herein.</p> <p>Bath rugby are aware of resident's concerns about the above aspect because there have been previous noise complaints directly to Bath Rugby since they took over Farleigh House in 2010. In particular relating to music played in the gym buildings. As can be seen from the level of the evening noise involving the sale of alcohol to a "quiet library" ambient noise level in the evening, and night time hours is going to have even more perceived impact than currently experienced with the daytime training noise. It is also not just about noise levels. A very significant aspect which also needs to be considered by the licensing officer when looking at this application, is the type of noise that is being generated (shouting and shrieking from individuals who have drunk too much over periods of several hours in the quiet evening, and night time, weekend and bank holiday periods when residents can currently enjoy peaceful usage of their property amenities. This type prolonged and repeated noise creates a great level of annoyance, and nuisance even at only an addition of a small sound level increment in such a quiet environment.</p> <p>I urge the licensing officer to give due consideration to the above and reject the current applications for the sale of alcohol at Farleigh House.</p> <p>(to view the table that is part of this representation, go to appendix 26 or 27)</p> <p><b>THE PREVENTION OF HARM TO CHILDREN</b> - There is no physical barrier to stop the children living at Hermitage House and The Stables or indeed any unaccompanied child on the public footpath from straying into the licensable area. These children regularly play sport and games on the grass in front of Hermitage House. I see them playing there today. This area directly borders the licensable area. They have no way of knowing that they are entering the licensable area. Straying into the licensable area unsupervised will expose children to the sale and consumption of alcohol and the issues raised above under the DISORDER section.</p>	<p>Concerns regarding children entering the licensable area</p>	
5	<p>Appendices 28 - 29</p> <p>Allegra Hill Romilly Hill</p>	<p><b>TO PREVENT CRIME AND DISORDER</b> - I am (7 &amp; 10) years old and live in the village near Farleigh House. I am worried that there is no plan to stop people doing bad things when they have had too much alcohol and it will make my village and house not safe.</p> <p><b>PUBLIC SAFETY</b> - I am worried for my safety walking along Tellisford Road with my family and friends if there are lots more cars. It is very narrow and if a car comes then it is difficult to get out of the way. If there are lots of people driving on the road who have had too much alcohol then I will not be able to ride my bike or scooter at the weekends or in school holiday. I like scooting outside my house and going to visit my friends who live at the bottom of the hill next to Farleigh House.</p> <p><b>TO PREVENT PUBLIC NUISANCE</b> - My village is very quiet. We moved from the city centre in Bath to Farleigh Hungerford to enjoy the peace and quiet. My bedroom is next to Telliford Road so I am very worried I will be kept awake every night by the sound of parties and music at Farleigh House and lots of cars will be driving passed my bedroom whilst I am trying to sleep. I don't think this is very fair for me and my sister and all the children in my village.</p> <p>I also like all the animals that live in our village and the fields. I see lots of deer, rabbits and hares and sometimes even bats at night. If there is lots of loud music and cars then they won't come anymore and live around our village. This is very sad. This is a photo of a hare I saw next to my garden. There are sometimes deer here as well. I love animals.</p> <p><b>THE PREVENTION OF HARM TO CHILDREN</b> - There will be lots of noise from the weddings and parties which will ruin my quiet village and stop me sleeping. I am also worried about there being lots of crime in the village from people drinking too much alcohol and that I will no longer feel safe.</p>	<p>Concerns regarding guest behaviour when consuming alcohol.</p> <p>Concerns regarding increased traffic in the area.</p> <p>Concerns regarding increased noise in the area.</p> <p>Concerns regarding animals</p> <p>Concerns regarding the fear of crime</p>	<p>None</p>

	<p>Appendix 30 Cllr Adam Boyden</p>	<p><b>TO PREVENT CRIME AND DISORDER</b> - Nothing raised</p> <p><b>PUBLIC SAFETY</b> - Traffic from the up to 200 proposed guests at the events, as well as events staff, would potentially leave the site by vehicle after 1am on event days. The number of vehicles likely travelling along the local narrow country lanes late at night or in the early hours of the morning has the potential to present road safety concerns if potential speeding and poor driver behaviour (which has been observed by residents in the past) is considered, along with the derestricted speed limit of Tellisford Road and other lanes. As no Traffic Management Plan or Travel Plan has been submitted with the application, again the potential traffic-related impacts and the ability to mitigate or control these cannot be objectively assessed, and residents have had to assume the worst case level of disturbance. Consideration might be given in any future Travel Plan to reducing local speed limits, formalising the informal one-way system between the A366 and Farleigh House, and introducing traffic calming measures and improved signage.</p> <p><b>TO PREVENT PUBLIC NUISANCE</b> - I have met with the applicants and concerned residents and parish councillors about this application, including on site. Although Farleigh House and its immaculately landscaped grounds is a stunning potential future venue, I wish to object to this application due to the potential for public nuisance to arise. I have seen objections from a large number of nearby residents, which raise reasonable points, highlighting the potential for public nuisance to arise from the proposed licensed activities. My concerns include the following issues relating to potential public nuisance:</p> <ol style="list-style-type: none"> <li>1. Noise from live music and recorded music up to 1am (or 1230am as may have been volunteered by the applicants), which may include music in an outdoor marquee, which has the potential to disturb and prevent sleep in what is otherwise a very quiet rural area. As no noise survey or assessment or Noise Management Plan have been submitted it is not possible to objectively assess the likely noise nuisance for residents or any measures necessary to mitigate or control this such as noise level limits and monitoring measures. Therefore residents have made representations based on their lived experiences with the Club's activities at Farleigh House in the last few years, and have assumed worst case impacts.</li> <li>2. Traffic from the up to 200 proposed guests at the events, as well as events staff, would potentially leave the site by vehicle after 1am on event days. The number of vehicles likely travelling along the local narrow country lanes late at night or in the early hours of the morning has the potential to cause noise and physical disturbance to nearby residents living along these lanes, and concerns about taxis and other vehicles stopping outside nearby residential properties to await their passengers in the early hours. As no Traffic Management Plan or Travel Plan has been submitted with the application, again the potential traffic-related impacts and the ability to mitigate or control these cannot be objectively assessed, and residents have had to assume the worst case level of disturbance. Consideration might be given in any future Travel Plan to reducing local speed limits, formalising the informal one-way system between the A366 and Farleigh House, and introducing traffic calming measures and improved signage.</li> <li>3. The application proposes an almost unlimited number of events/event days per year, although the applicants have helpfully now volunteered to limit the events to 15 in 2023 and 50 in 2024. However no assessment has been undertaken of the impacts of this number of events on the potential nuisance for nearby residents, for noise or traffic as above. I would expect some form of assessment to have been submitted.</li> <li>4. The potential for lighting to cause a visual disturbance, if lighting is used outside during events, cannot be discounted in the absence of an assessment.</li> <li>5. <del>The proposed hours in the application (even if as may be amended) are much later than currently allowed for the two main planning permissions in 2010 and 2016 for Bath Rugby's HQ and rugby training facility and as a corporate training venue. These include planning conditions that restrict uses and outdoor activities at the site 'in the interest of safeguarding the living conditions' of the residents of nearby properties, and indicate the sensitivity of the area to new uses that generate noise and visitor activity. I understand that the site may not yet benefit from planning permission for use as a wedding or events venue, and may require a new planning application for a material change of use to authorise this under the planning system, and that</del></li> </ol>	<p>Concerns regarding increased traffic in the area.</p> <p>Concerns regarding increased noise in the area</p> <p>Concerns regarding increased traffic in the area.</p> <p>Concerns regarding the number of events</p> <p>Concerns regarding increased light pollution in the area</p> <p>Not relevant as this is in relation to planning</p>	<p>Potential controls and monitoring as set out above for noise and traffic which could be included in a Noise Management Plan and Travel/ Traffic Management Plan, but have not been submitted.</p>
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Appendix 31  
Norton St Philip  
Parish Council

~~this issue is being reviewed by the Council's planning enforcement team separately. However, although the planning status of the site is separate from the licensing system, I understand the Council's Licensing Policy does allow (para 3.6.2) for non-compliance with other statutory requirements to be taken into account in reaching a decision on a licensing application, if relevant representations are received. Please can you confirm that a representation has been requested and received from the Council's planning / enforcement team/s on this important and relevant matter.~~

It is also a concern that the applicants are already advertising the House as a licensed wedding venue available for hire in 2023 on several websites, and on their website as being 'available for private hire, we can host ... weddings of any size', which would potentially exceed the 200 guest limit proposed. Confirmation is therefore needed as to the applicant's intentions for the size of events.

**THE PREVENTION OF HARM TO CHILDREN** - The above potential nuisance and safety risks are relevant to children insofar as several children are known to live in the nearest properties to the property, from which objections/ representations have been made.

Concerns regarding the size of events

Concerns regarding child safety

**TO PREVENT CRIME AND DISORDER** - Nothing raised

**PUBLIC SAFETY** - Farleigh Hungerford is a quiet, rural hamlet in the Green Belt within the parish of Norton St Philip.

Farleigh Hungerford already has an issue with the traffic generated by the activities of Bath Rugby. The volume and speed of traffic and the extended hours during which traffic accesses Farleigh House via Tellisford Road from the A366 has been the source of complaints and representations to Bath Rugby and its landlord for the past twelve years.

It is the view of the Parish Council that Farleigh House is an unsustainable location being only accessible by car.

The additional traffic that would be created by wedding and event guests, plus staff and event suppliers, would put intolerable pressure on the highway in this sensitive rural location and extend the hours of traffic movements during weekends to 21 out of 24.

The traffic generation associated with this premises application thereby greatly exacerbates the already serious issue of public safety due to the increased level of traffic on unlit and narrow country lanes.

**TO PREVENT PUBLIC NUISANCE** - The traffic generation referred above will, in the Parish Council's view, create a significant public nuisance for residents of Farleigh Hungerford by virtue of the noise and disruption caused by such significantly increased vehicle movements.

In addition, the noise generated should the application be granted will cause significant public nuisance to residents.

The application is for live and recorded music until 11pm on weekdays and 1 am at weekends. Whilst the application is for indoor music only, Bath Rugby has confirmed its view that this would include music in a marquee.

The nearest neighbouring properties are less than 300 m away from the site. A combination of unique topography and a prevailing south westerly wind means that residents can hear normal conversation from the estate. Daily training noise is also clearly audible in the hamlet, as is loud music from the gym.

Live and recorded music during evenings and weekends would have an adverse impact on the quality of life for local residents and extend the periods when residents were unable to sleep peacefully and enjoy their own properties.

Concerns regarding increased traffic in the area.

Concerns regarding increased noise in the area

In addition, the Parish Council, whilst recognising the available grounds for objection relating to a new premises application, believes most strongly that very special circumstances apply in respect of this particular application.

1. Very Special Circumstances

The whole of the application site is within the Green Belt and the PC believes this is a factor which cannot be dismissed. 'Very special circumstances' are needed in planning terms for an application to succeed within the Green Belt and the PC does not think that any less criteria should be applied to this licensing application. This is because of the harm that would ensue to the Green Belt because of the substantial harm caused to local residents due to the significant increase in traffic and the increase in the unsocial hours of operation; both of which would impact significantly on local residents suffering detrimental noise levels into the early hours of the morning.

The PC also asks that the significant increase in light pollution which would inevitable ensue as a result of marquee's being erected away from existing main buildings is taken into account.

Overall, the PC's view is that this is a poorly thought out extension of existing arrangements with little or no consideration and very little consultation being given to

		<b>THE PREVENTION OF HARM TO CHILDREN</b> - Nothing raised		local residents who will be most affected by this application.
Appendix 32 Nick Shipp		<p><b>TO PREVENT CRIME AND DISORDER</b> - The principle for wedding and other events, night or daytime, that include the consumption of alcohol, may well inadvertently or otherwise, encourage an element of anti-social behaviour at or beyond the premises (Farleigh House), where management of the significant number of up to 200 'expected guests' will not be in BRL control.</p> <p>The issue arising is the overarching and disproportionate scale of the request, aligned to the numbers of people involved (as above) over 20.5 hours of time over any day (5am in the morning to 1.30 the following morning) and for potentially 365 days in any year, is the defining principle for my objection. These numbers will inevitably create a high chance of contributing to disorder or even crime, that will then become an issue; currently this is not a problem.</p> <p>As such, I would be one of the most affected properties by these proposals and given the 20.5 hours duration requested for the licence, the chances for the severe loss of enjoyed privacy and quiet are inevitable.</p> <p>This is a very very quiet neighbourhood and Church Farm Lane is currently an almost 100% free traffic after about 8pm until 8am the following morning, 7 days a week.</p> <p>I fear that the consequent loss of privacy that would be implied should this licence be granted, may well in turn open up an otherwise quiet backwater to opportunist crime.</p> <p><b>PUBLIC SAFETY</b> - Whilst a modest use of Farleigh House for events associated and ancillary to the existing business could be acceptable, this potentially new ultra-intensive use of the village infrastructure which belongs to us all, would exacerbate already surcharged current traffic use of the lanes and confirm the interpretation feared at the last Planning request and subsequent Permission, that this was a thin end of the wedge decision given for the use of Farleigh House, for 50 Bath Rugby users at any one time.</p> <p>Farleigh Hungerford and its surrounding area is a very tranquil neighbourhood and Church farm Lane is one of the quietest areas within it; the significant reason for my purchase of this property.</p> <p>This width of the lane measures 2.9 metres to edge of tarmac at locations above and below my property. This narrow lane, without passing spaces over approximately 200 metres of its length, where 120 metres is towards Farleigh House and 70m is to the north. This stretch of road includes a blind and sharp corner directly opposite my home.</p> <p>There are approximately 40/50/60 traffic movements during any working hour day, mainly but not uniquely in one direction outwards. The lane is almost 100% free of traffic after about 8pm until 8am the following morning, 7 days a week. The weekend use can either be considerably less, or more if for example the Youth training days are in operation, where up to 30/40 cars use this one way direction to exit from F House.</p> <p>Whilst there is no right to the perpetual enjoyment of this 'approximate' statistic (for which a formal survey would provide accuracy), the Licence applied for implies an intensive usage of the 2.9m wide lane, that will go from a night time zero to potentially over 150 traffic movements in any one night, up to 2.30am, when last revellers and the last of the support staff will have left the site.</p> <p>Other non-vehicle lane users (pedestrian etc), frequently enjoy this route because it is relatively safe and an alternative parallel route away from the busier F.Hungerford to Tellisford lane. Primarily walkers, (often with young children and or dogs), often cyclists and sometimes horses. 'Locals' using the lane have sufficient knowledge to know how to be safe. Others/Visitors, particularly in the numbers requested, will be unfamiliar with the local and dangerous stretches of single track lane and therefore present an unassailable public safety argument that makes Farleigh House an Unsustainable Destination for the scale of operation</p>	<p>Concerns regarding guest behaviour when consuming alcohol.</p> <p>Concerns regarding increased traffic in the area.</p> <p>Concerns regarding risk of injury due to increased traffic in the area</p>	<p>Attendees should be limited to that allowed by the current planning permissions ie 50. There should be no music outside of the main building and even that should be properly assessed and controlled by metering at regular intervals.</p>



<p>described to us, from this overriding public safety aspect. Wild animals and domestic pets would without question also be impacted</p> <p>It should be noted that many delivery vans, including Bath Rugby's own vans, frequently use the the lane from north to south, thereby breaking their own self-imposed one way rule and it could be said that if these cant be controlled, how can the village expect the general public to observe the small print in their invitations or the edicts given by the event manager on any one day?</p> <p>Furthermore, the general driving public has no knowledge of or access to the locally imposed one-way routing. One car in the wrong direction at the wrong time can cause serious disruption to the flows out of FH. This route and against the flow is my easiest when arriving from the A36 Bath direction and I frequently need to reverse to access my property, one, two, sometimes three times.</p> <p>It is equally important to understand that the lanes through the residential areas of the village, are entered via the usual speed limit anomaly, where a 30mph restriction on the A336 main road through Farleigh Hungerford, goes to the national speedlimit of 60mph in the lanes. This leaves decisions on speed and appropriate consideration uniquely to the driver along our neighbouring lanes. Most often observed, sometime less considerately.</p> <p>The two access points in question are those onto the A336 from Farliegh village, illustrated on the attached plan and help to describe that whilst these can be managed at current volumes where a certain amount of waiting and reversing is required, an increase in volumes of the scale described could make these accesses both dangerous and time consuming if the Licence were to be given.</p> <p>These each form difficult exits onto the A336, which would become unsafe if volumes increased even in 'spike' periods. Other F Hungerford village roads will therefore become further surcharged, beyond reasonable. This alone should bring this Licence Application to a negative conclusion until alternative or safer solutions can be considered.</p> <p><b>TO PREVENT PUBLIC NUISANCE</b> - The conditions attached to the current planning permissions which relate to BRL and its activities are all designed "to safeguard the living conditions for occupants of neighbouring properties". The proposed hours of operation go far beyond that which is permitted under those Planning Conditons. My home, the first property on the one way exit route proposed by BR, would be seriously affected by the following issues.</p> <p>Traffic related. Event guests, taxis included, with undipped, or even dipped headlights will each shine into bedroom windows on the approach from Farleigh House, after dark. 100 of these per event would be wholly unsustainable in my view. The noise of car engines revving, because the route is uphill from a point 50 metres (toward FH) from my property and continues around the blind corner, towards the A336. None of these issues appear to have opportunity for mitigation other than not to use this route, which would naturally in turn surcharge other routes in the village. There would be no practical control of some event guests playing loud music from vehicles, once they had left the premises. Windows open on a warm evening.</p> <p>Nuisance from light and noise on the site is a major concern. The application seeks to introduce a late-night entertainment venue into a quiet rural location. With the best will in the world, noise cancelling speakers and self regulated decibel levels that reduce at set times during an event will not be able to address the impacts of these activities. The addition of Marquee-based events, where previously the intention to constrain events to the inside the house, has changed the game for noise abatement. Speakers turned away from the house and the majority of the village will inevitably play to more isolated dwellings in a southerly direction.</p> <p>Floodlighting around the proposed marquee and the premises generally will add to light pollution, compromising "dark skies", drawing attention to the activities and causing visual as well as nuisance, again on unsustainably regular basis.</p>	<p>Concerns regarding increased traffic in the area.</p> <p>Concerns regarding increased noise in the area</p> <p>Concerns regarding increased light pollution in the area</p>	
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		<p>In summary. For all of these reasons, noted above, the living conditions of the neighbouring residents would be unacceptably harmed by reason of road use and safety, noise, disturbance and public nuisance.</p> <p>The activities will mostly run late into the evening when villagers would reasonably expect a quiet and undisturbed night-time environment. Nuisance would be caused by the intended and intensive use of this House. This property is clearly an unsustainable Event Location, primarily for reasons of inadequate or safe access, via unsuitable lanes and where no mitigation has been proposed for solutions to the problems associated with this massively invasive new use of Farleigh House.</p> <p><b>THE PREVENTION OF HARM TO CHILDREN</b> - Whilst this refers to protecting children from activities on the premises, again, we do not think it is unreasonable for the Council, as highway authority, to take into account excessive traffic along lanes where the houses are a matter of feet from the road, making children vulnerable to road traffic injury.</p>	<p>Concerns regarding risk of injury due to increased traffic in the area</p>	
<p>Appendix 33 Duncan Chadwick</p>		<p><b>TO PREVENT CRIME AND DISORDER</b> - In terms of any crime, disorder or anti-social behaviour at the premises or related to the management of the premises, this will be down to the management of BRL to control, limit and handle. However, without prejudice to this objection, we consider that disorder or anti-social behaviour would be less likely to occur if the sale of alcohol was restricted to no later than 2300 hours on the premises, with no person allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.</p> <p>See also Covering Letter. (This can be found at Appendix 38)</p> <p><b>PUBLIC SAFETY</b> - We note that this normally relates to the safety of the public on the premises, i.e. fire safety, electrical circuitry, lighting, building safety or capacity, and first aid and will, again, be largely down to the management of BRL to manage, control, limit and handle.</p> <p>However, we consider that it is not unreasonable for the Council, as local highway authority, to take into account the safety of the wider public in the vicinity of the licensable area/premises. In this rural, countryside location, there would undoubtedly be significantly increased traffic arriving and leaving in 'surges' and much of it unfamiliar with the area, using a part of the local highway network that is narrow, single carriageway, with blind bends, no footways or provision for non-motorised transport modes, walking and cycling.</p> <p>The premises the subject of the new licence application are served by an unsuitable highway network that is simply incapable of safely accommodating the extra traffic generated by 200 wedding guests, staff and associated services. This constitutes a hazard to all road users and severely prejudices public safety, which should not, in the public interest, be countenanced.</p> <p>See Covering Letter for full representation on this matter. (This can be found at Appendix 38)</p> <p><b>TO PREVENT PUBLIC NUISANCE</b> - Without a detailed noise assessment and mitigation package, it is impossible to assess the level of noise emanating from the premises and gauge the public nuisance this will cause to our clients and other local residents, some of whom live just 270m away (i.e. at East Lodge). The sound emanating from the premises is bound to be audible within the neighbouring properties. The nature of the sound also needs to be considered. As already set out above the House, neighbouring properties and hamlet are set in a relatively quiet environment where there is little background noise other than that which is expected and characteristic of a countryside setting. Music being played, however distant, along with the sound of revellers, late into the evening 7 days a week would cut through the tranquillity of the area, supported by the prevailing winds and topography between the House and neighbouring properties. This is borne out by evidence of local residents who already report hearing noise from the rugby training ground and functions at the House.</p> <p>Noise, disturbance and nuisance would also arise from the arrival and departure of guests, which would extend beyond the 1.00am, and then be followed by the departure of staff and suppliers so likely to extend to between 1.30am and 2.00am at best, further disturbing local residents and their sleep, after the first</p>	<p>Concerns regarding guest behaviour when consuming alcohol. Proposed that alcohol sales cease at 23:00 at the latest and no alcohol to be taken off site.</p> <p>Concerns regarding increased traffic in the area.</p> <p>Concerns regarding increased noise in the area</p>	<p>None</p>

		<p>“surge” of departures. Late evening movements would amount to an unaccustomed level of traffic at what is likely to be an otherwise exceptionally quiet time, and we have no doubt that it would seriously disturb the sleep of local residents, the quality of life of neighbours and the tranquillity of the area. One of the worst affected would be East Lodge, where taxis and mini-buses have dropped-off or picked-up guests late in the evening or at night causing nuisance to neighbouring residents. Floodlighting around the marquee and around the grounds simply adds to light pollution, ruining “dark skies”, drawing attention to the activities and causing visual as well as audible/noise nuisance.</p> <p>For all of these reasons the living conditions of the neighbouring residents would be unacceptably harmed by reason of noise, disturbance and public nuisance. This would be late into the evening and early morning when local residents would not unreasonably expect a quiet night-time environment so they can sleep, rest and enjoy an undisturbed night. Nuisance would be caused by the use of the House, event spaces and associated outside areas, local roads and dropoff/pick-up areas. This combined with the incessant frequency of events and large numbers of guests involved would be intolerable for residents and cannot be satisfactorily mitigated or controlled by BRL.</p> <p>See Covering Letter for full representation on this matter. (This can be found at Appendix 38)</p> <p><b>THE PREVENTION OF HARM TO CHILDREN</b> - Nothing raised</p> <p><b>OFFICER NOTE</b> - the cover letter (Appendix 38) expands on some points raised above, however it provides a background in relation to planning permission, this is not something that would be deemed relevant for the decision of the Licensing Sub-Committee.</p>	<p>Concerns regarding increased traffic in the area</p>	
<p>Page 243</p> <p>10</p>	<p>Appendix 34</p> <p>Ian Steuart Fotheringham</p>	<p><b>TO PREVENT CRIME AND DISORDER</b> - Nothing raised</p> <p><b>PUBLIC SAFETY - Traffic Safety</b></p> <p>The access route to Farleigh House is on narrow country lanes, that are single-track in a number of places and which go past many of the houses where people live. As such, they are not suitable for large volumes of traffic on a regular basis.</p> <p>There is currently a 60mph speed limit on the road that runs from the junction with the A366 to Tellisford, which means cars often coming bombing down the road, which is noisy but also dangerous.</p> <p>My wife and I have two young children (as do a number of other families in the village) and we like to be able to go for family walks on the country lanes, though are mindful of the danger presented – especially to our children - by vehicles on the road.</p> <p>If this licence were to be granted, it would cause a huge increase in traffic volume through the village along these rural roads, increasing the road danger substantially. This is especially the case as – unlike the rugby players and staff at Bath Rugby - lots of those driving wouldn’t know the roads.</p> <p>Lots of cyclists and walkers (walking along the Macmillan Way) make use of these small rural roads so it’s not just the residents who would be affected but many others too.</p> <p><b>TO PREVENT PUBLIC NUISANCE</b> - Our family (my wife, two young children and I) value greatly the peace and quiet of this small rural village. If this application were to be granted for this new wedding and events business at Farleigh House, the scale and regularity of what they are proposing would lead to a huge increase in traffic and noise, which would compromise significantly our quality of life here.</p> <p><b>Taxi pick-ups and drop-offs (&amp; accompanying noise from guests leaving the site):</b></p> <p>Our house (along with Chestnut Court and others) shares a postcode with Farleigh House. The result of this is that sat nav will often bring people here (to directly outside our house) when they are aiming to get to</p>	<p>Concerns regarding increased traffic in the area.</p>	<p>There are a number of options for conditions that could be put in place to reduce some of the most negative aspects, but they wouldn’t be able to fully remedy the problems identified above, so we respectfully ask that that the application be refused.</p> <p>In the instance that the application is granted anyway, the following conditions could be imposed:</p> <p><b>To address traffic (including late at night):</b></p> <ul style="list-style-type: none"> <li>All guests to arrive by coach from the centre of Bath (using a designated route via Tellisford), and depart by coach at the end of the event. [All caterers, suppliers etc to use Tellisford route also]. This would remove most of the vehicle traffic + taxis.</li> </ul> <p>[NB: Bath Rugby offered this option a number of years ago to a prospective bride and bridegroom who were interested in holding their wedding at Farleigh House.]</p>

	<p>Farleigh House. This currently means that there is sometimes taxi pick-up and drop-off immediately outside our property, which already causes a nuisance.</p> <p>If the licence application were to be granted, it would likely lead to large numbers of guests at weddings and other events being dropped off or picked up from directly outside our house, often very late at night.</p> <p>Given that many of these taxi pick-ups will be after weddings at eg 1.30am on a Saturday or Sunday morning, many of the guests waiting are likely to have drunk quite a bit of alcohol, to the extent that they won't be talking as quietly as they think they are. This noise, in addition to the taxis' engine noise and opening and shutting of car doors, would likely wake my wife, young children and me on a regular basis. This would cause a <u>major nuisance every time an event is held</u>, in addition to all the likely taxi drop-offs during the day (plus caterers/suppliers getting lost etc).</p> <p>The applicant has suggested posting marshalls at road entrances etc for the duration of the event as mitigation, but having a marshall stationed directly outside our house all day and night whenever there is an event would be a regular and unwelcome invasion of our privacy (especially given that because the level of the ground floor of our house is below the road, it means anyone standing there has a clear view into the sitting room of our house, which would mean either we have to tolerate the lack of privacy or have to close the shutters when using the room, neither of which would be particularly satisfactory).</p> <p><b>Hugely increased traffic (including late at night):</b></p> <p>In addition to our immediate concerns about taxi pick-ups and drop-offs, events for up to 200 people would cause a huge increase in the volume of traffic on the small country lanes in our village - lots of which would be late at night - causing significant noise disturbance as well as increased road danger as mentioned above.</p> <p>Not only would it be 200 guests arriving and then later leaving again each time (and then many returning again in the morning to collect their cars), but also all the connected caterers, suppliers, marquee companies other staff, etc.</p> <p>For example:</p> <p>200 guests arriving  200 guests departing  75 of those guests returning to collect cars  75 of those guests departing again in their cars  50 connected suppliers and staff arriving  50 connected suppliers and staff departing</p> <p>650 arrivals and departures generated by just ONE event. Even if you allow for more than one person per car, this would still result in a steady stream of vehicles whenever there is an event.</p> <p>Currently, the planning conditions in place protect our evenings, weekends and bank holidays from the traffic generated by Bath Rugby's training etc, but it would be a very different and unwelcome picture for the neighbourhood if this licence application were to be approved.</p> <p><b>Hugely increased noise (including late at night):</b></p> <p>With Farleigh House only 270m from our house and in direct line of sight, it is highly likely that any amplified music being played in a marquee would carry to us very clearly on still (and formerly peaceful) summer evenings.</p>	<p>Concerns regarding increased noise in the area</p> <p>Concerns regarding guest behaviour when consuming alcohol.</p> <p>Concerns regarding lack of privacy.</p> <p>Concerns regarding increased traffic in the area.</p> <p>Concerns regarding increased noise in the area</p> <p>Concerns regarding the use of fireworks</p>	<ul style="list-style-type: none"> <li>Significantly reduce the number of guests allowed at weddings + other events to a maximum of 50 guests, to reduce the number of vehicles using the road.</li> <li>The worst impact of the late-night traffic and noise could be reduced by requiring events to finish significantly earlier, eg 10pm.</li> <li>Place a limit on the number of events that can be held annually, eg a maximum of 12 events.</li> </ul> <p><b>To address noise (including late at night):</b></p> <p>If they moved the marquee to the west side of the lawn, it would remove the visual impact of line of sight (which would of course be welcome), but that wouldn't address the issue of noise disturbance from amplified music and speeches coming from a marquee.</p> <p>Instead, a licence could be granted for amplified music indoors only (ie in the main building), which would allow guests to go indoors for dancing etc in the large 'ballroom'/formal drawing room area in the house, but would remove the noise disturbance from amplified music etc outside. If this included a requirement to keep all doors and windows closed, it would prevent the resulting noise that would flow from an open door or window.</p> <p>Also a condition could be included that no fireworks would be allowed. Bath Rugby's chief executive Tarquin McDonald clarified when asked during the meeting held on 12/05/23 that they did not envisage fireworks as part of their plans in any case.</p> <p><b>To address taxi pick-ups and drop-offs (&amp; accompanying noise from guests):</b></p> <p>The applicant would have to find a way to ensure beyond doubt that there will be no taxi pick-ups or drop-offs immediately opposite our house.</p>
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In addition to amplified music, it's not hard to imagine other noise concerns including the potential for fireworks, as well as the other noise issues mentioned already (the general traffic noise, noise from taxi pick-up and drop-off and guests making a lot of noise while leaving).

To top it all, the company's website mentions samba drums on the lawn and helicopter arrivals! That's a measure of how much thought has been given to the impact that weddings and other events would have on Farleigh House's immediate neighbours.

It is also worth noting that prior to this, the neighbourhood has experienced noise disturbance issues caused by Bath Rugby/Farleigh House previously already. A few years ago, without consulting anyone locally, Bath Rugby began using a loud air-horn hooter during training sessions and when the neighbourhood politely asked them whether they could please stop using it, the club refused, saying it was an integral part of their training. As a result, Mendip's Environmental Health Officer then had to attend with sound recording equipment to record evidence, which eventually resulted in Bath Rugby being told they must stop using the hooter immediately.

**Respect:**

It speaks volumes about the level of respect that the applicant has for the local authority and due process that their wedding website is already live and taking bookings (including advertising that they have a licence to sell alcohol), prior to their licensing application being decided, and before they have applied for the necessary planning permission.

It also says a lot about the respect and due consideration that the applicant has for their immediate neighbours that they did not engage in any local consultation before making their application, and furthermore had not included in their plans any suggested mitigations for noise and traffic issues until local residents pointed out that these were concerns at the Farleigh House site visit on 12<sup>th</sup> May 2023.

~~If the application were to be approved with conditions, the numerous occasions on which Bath Rugby has breached existing conditions previously seriously calls into question how much importance they will place on complying with any conditions attached to the issue of a licence.~~

**Change of use required?**

~~Finally (and acknowledging that this is predominantly a planning matter rather than a licensing one), while the applicant argues that holding multiple weddings on a commercial basis is part and parcel of (and ancillary to) operating as a rugby club's training ground and headquarters (which was what they were granted permission to use the buildings for in their 2010 planning application), we and many local neighbours would dispute this assertion strongly.~~

~~The applicant was given permission to use the venue as a \*rugby training ground and headquarters\*, under strict conditions to ensure that it didn't have an undue impact on the local neighbourhood. Clear limits were imposed on training hours, to protect evenings, weekends and bank holidays, and permission was granted based on the understanding that it would be a closed site to be used by rugby players and Bath Rugby staff only (which thereby placed a limit on the maximum traffic flow).~~

~~To open it up to the general public on a commercial basis, on a significant scale and for an entirely separate purpose in this way is clearly a change of use therefore, and surely begs the question whether it is appropriate to grant a licence in the knowledge that its purpose is to carry out something for which the applicant doesn't have planning permission, and which when carried out would constitute a clear breach of their existing permissions.~~

~~The wedding business is clearly an entirely new business at the same venue, and as it is a material change of use it surely requires the appropriate planning permission to be granted first.~~

~~Would it be appropriate for the licensing department of the same local authority to knowingly enable a planning breach, when the opportunity is there to wait until the facts of the planning issue can be~~

Not relevant as this is in relation to planning

Even if anyone renting the venue told all of their guests, and the applicant made it extremely clear that all pick-ups and drop-offs must happen directly outside the house itself, the majority of taxi drivers and the general public use sat nav and so in practice this would clearly not be an effective solution. We know from experience that lots of taxi drivers get lost and stop outside our house, resulting in lots of pick-ups and drop-offs from here already.

A possible solution would be to require Farleigh House to obtain its own customised postcode, which would then mean all taxis have a specific known location that they would all get to far more easily, and (if used in conjunction with lots of clear, reflective signage that's more easily visible in the dark) would avoid noisy pick-ups and drop-offs from immediately outside our house.

As noted above, having marshalls stationed directly outside our house all day and night whenever there is an event on would be an unwelcome imposition.

		<p><del>established clearly first? Even if they are governed by separate pieces of legislation, this surely must have a bearing on the decision.</del></p> <p><b>Conclusion</b></p> <p>In summary, the new business activity would have a major negative impact on the lives of people who live in Farleigh Hungerford.</p> <p>The decision by Farleigh House/Bath Rugby to apply for this licence is a commercial one made with the aim of generating lucrative returns for the club's owner, but seemingly without much concern for the consequences it will have on the local community.</p> <p>After Bath Rugby's staff have left work and gone home for the night - or finished for the weekend - it is us residents living here who would have to endure the noise and traffic generated by these large events.</p> <p><b>THE PREVENTION OF HARM TO CHILDREN - Traffic safety</b></p> <p>Increased risk of harm to our young children walking along the local country lanes (see above).</p> <p><b>Noise</b></p> <p>Noise from amplified music/taxi pick-up/guests leaving etc potentially waking our young children up late at night, on a regular basis (which would be detrimental to their general well-being).</p>	<p>Concerns regarding health due to noise and risk of injury due to increased traffic in the area</p>	
<p>Page 246</p> <p>11</p>	<p>Appendix 35</p> <p>Laura Steuart Fotheringham</p>	<p><b>TO PREVENT CRIME AND DISORDER - Risk of drunk driving</b> – Bath Rugby are proposing hosting large events with alcohol potentially available between 10am and 11pm/1am. There is no public transport available in or near Farleigh Hungerford so it seems fair to assume that a significant number of guests would arrive and depart in their own vehicles. Unfamiliar country lanes and large numbers of people who have potentially consumed alcohol seem a dangerous mix. These events will not necessarily be late at night when there are fewer other cars on the road, as again the terms of the license would allow consumption of alcohol from 10am.</p> <p><b>Disorderly behaviour off the premises</b> - Additionally, there's not likely to be much preventing drunken guests wandering away from or off of the premises, and potentially engaging in disorderly conduct near other properties in the village.</p> <p><b>PUBLIC SAFETY - High volume of new traffic and speeding on narrow country lanes</b> - Access to Farleigh House is via the lane through the upper half of the village, running from the A366 and connecting the villages of Farleigh Hungerford, Tellisford and Rode. It is a narrow country lane with multiple residences just off it. However, it has a 60mph speed limit (as do the surrounding lanes), which some people take full advantage of, particularly coming down the hill towards East Lodge and Farleigh House. As you come down the hill you cannot see around the corner (including our driveway). The existing volume of traffic on these lanes has been an ongoing concern for many of us, especially as quite a few families in the village have young children and there are no walkways or bike paths.</p> <p><b>Other road users</b> - Many people besides the locals use the lane leading to Farleigh House; it's part of the MacMillan Way and a very regular route for many walkers, cyclists and horse riders, including many young families. Our house is very close to the road so we're quite aware of how well used it is!</p> <p>People attending events at Farleigh House would necessarily be arriving by private transport, causing an influx of drivers at certain times. The prospect of large numbers of people arriving and departing for events who are unfamiliar with the village, the roads and the fact that it's a regular walking, cycling and riding route is a huge safety concern, not just for those of us who live here but for other users of the road as well.</p>	<p>Concerns regarding guest behaviour when consuming alcohol.</p> <p>Concerns regarding increased traffic in the area.</p>	<p>I feel that Bath Rugby holding large events for members of the public with the current access situation is untenable, and firmly believe this should not be permitted until they have obtained alternative access other than through the village.</p> <p>Any events would have to be for a much smaller number of people to mitigate the traffic concerns.</p> <p>Music to be kept indoors to limit noise disturbance to the village and wildlife.</p> <p>More specific and visible signage, particularly across from East Lodge, would help with access. For example a sign saying 'Farleigh House - all visitors 200 yards' and one in the other direction saying 'No access to Farleigh House.' There is currently a sign saying 'Private no entry' but as Farleigh House is a private property people trying to access it may not see that as a deterrent. And many of us are so reliant on our sat nav these days we'll follow it anywhere!</p> <p>Guests could be required to use pre-arranged group transport, or specific taxi companies familiar with the area to arrive and depart.</p>

	<p><b>Unclear access</b> - the fact that many people get confused as to how to access Farleigh House exacerbates the situation; if people are using sat nav, it often takes them in a different direction to the signage, so they end up using other small lanes around the area as well.</p> <p><b>Large vehicles on country lanes</b> - On the Farleigh House website they are advertising availability not just for weddings, but private and corporate parties and events, and filming. Any number and type of cars and lorries could be involved in these events, driving through the village at all times of day and night, potentially getting lost, as they set up and then decamp.</p> <p>We have a front row seat to all the comings and goings at Farleigh House given the location of our house, and can confidently say that the concerns mentioned above are not just hypothetical issues. That Bath Rugby's presence has already contributed to a significant increase in the amount of traffic through the village is undeniable. Besides the regular traffic associated with the many people onsite when the team is training, we always know when they are having an event or training camps for young people because of the very noticeable pickup in the number of cars, many of whom don't know where they're going and are going too fast down a narrow lane. BR are now proposing to greatly multiply these issues with no particular plan as yet as to how to mitigate them.</p> <p><b>TO PREVENT PUBLIC NUISANCE - Traffic</b> - The large increase in traffic would definitely be disruptive as well as unsafe. Most of the houses in the village are very close to the lanes, and again the many other people who visit Farleigh Hungerford and use these lanes would feel the effects.</p> <p><b>Noise</b> – we can certainly hear the rugby players when they're training, so live or recorded music being played on the lawn at Farleigh House would definitely be very clearly audible from our house and others in the village. The noise of music and numerous cars is extremely likely to disrupt our family's sleep and that of our neighbours, as well as our weekends. The peace and quiet of Farleigh Hungerford are integral to its identity – it's why we love living here, why others come walking here, why we have so much wildlife. Introducing the kind of noise generated by events such as Bath Rugby are proposing would be not just a nuisance but have a significant impact on the very character of this place.</p> <p><b>Taxi drop-off and pick-up</b> - We're particularly concerned about use of the area just outside our house as a layby and pick-up/drop-off spot. This is already something that occurs regularly, with cars sitting just outside our sitting room window. Visitors to Farleigh House are often directed by the postcode up the lane across from our house rather than continuing on to the actual entrance. If 200 people were attending an event at Farleigh House, the area outside our home could become a virtual taxi stand, which would be a significant disturbance and invasion of our privacy, and again a safety concern for other road users.</p> <p><b>Impact on rural area and wildlife</b> - Farleigh Hungerford has a long history and identity of its own which should be respected as much as the wishes of its current residents. That's why it's so popular with others, who come to enjoy its peace and beauty. And not only people but various types of wildlife are drawn here, and would be disturbed by the increase in traffic, noise and people. We regularly see deer, muntjac, hares, birds of prey, and bats, and know (though don't often see) that there are local owls and badgers.</p> <p><b>Respect for neighbours</b> - Bath Rugby have as much a right to be here as anyone else, but they are also under just as much obligation, if not more, to be good neighbours. However, in the past and on this occasion, BR have not always shown themselves to be particularly concerned with the needs of the village and those of us who actually make our homes here. They have previously breached planning conditions, and attempted to introduce late evening/weekend training sessions and loud horns during training.</p> <p>In this instance, there was no mention of their plans or consultation with the village prior to beginning the licensing process. Yet on the Farleigh House website they already claim to be a licensed venue and they have already taken a number of bookings for this year. On the website they seem to promise the sky to anyone willing to pay enough, whether that's a samba band at midnight, or the bridal party arriving by helicopter. However, at a recent meeting when asked about noise and traffic considerations they had not</p>	<p>Concerns regarding increased traffic in the area.</p> <p>Concerns regarding increased noise in the area</p> <p>Concerns regarding increased traffic in the area.</p> <p>Concerns regarding animals in the local area</p> <p>Concerns regarding respect for local residents</p>	<p>Any vehicles waiting to collect guests do so at Farleigh House, not anywhere else in the village.</p>
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		<p>made any plans to address these – they appeared not to have given any thought to attempting to reduce the impact of these events on those of us that live nearby.</p> <p>Consequently, we are concerned that should they be allowed this license, their interest will lie primarily with making money by pleasing their customers rather than respecting their neighbours and this village. We're left with the strong impression that Farleigh House presents BR with a good business opportunity, which they plan to take full advantage of regardless of the impact on the local environment and the people who live here.</p> <p><b>THE PREVENTION OF HARM TO CHILDREN - Resident and other children using the lanes</b> - drunk driving can happen any time of day or night and it seems likely there could be some incidence of it in a rural location like this. There are also the safety concerns posed above by general increased traffic.</p> <p><b>Sleep disturbance</b> - the noise caused not just by music but drunk and disorderly behaviour is likely to disrupt the sleep of young children nearby. I really don't want to be kept up until 1am because of noise, but it's unacceptable that any children should be.</p> <p><b>NB</b> there are a few families with young children living on the Farleigh House estate, very close to the house itself; they are very unlikely to submit representations as they're connected with BR but I would not assume that means they don't object. These young children and others who live on the estate will be very directly impacted by the noise and disruption of late night events just outside their homes.</p>	<p>Concerns regarding guest behaviour when consuming alcohol.</p> <p>Concerns regarding health due to noise</p>	
<p>Page 248</p> <p>12</p>	<p>Appendix 36</p> <p>Sarah Neill</p>	<p><b>TO PREVENT CRIME AND DISORDER</b> - There have been problems with traffic to Farleigh House for some time with rapid driving past the houses directly on the road in the early hours of the morning and throughout the day.</p> <p>The risk of periods of dramatically increased heavy traffic in the narrow lanes particularly after drinking is worrying.</p> <p><b>PUBLIC SAFETY</b> - Tellisford Lane leading to Farleigh House is a designated Macmillan pathway used by walkers and is also part of a national cycle route which is indeed used by many cyclists.</p> <p>There are several young families with children living close to this road.</p> <p><b>TO PREVENT PUBLIC NUISANCE</b> - The area that Farleigh House is situated in is a quiet rural location</p> <p>Since the arrival of Bath Rugby there has been a considerable impact with the noise of training. Also very early noise from the traffic or staff arriving and deliveries from 5 am. There have also been occasions when the players are leaving of honking of horns.</p> <p>The planned proposal that Farleigh House becomes an events venue would inevitably lead to much worsening of the traffic noise with the additional intrusion of late night music, crowd noise and increased light pollution. This occurring so frequently would indeed destroy the tranquillity of the environment. This would also interfere with the sleep of the neighbouring homes as it is proposed activities are to go on until 1 am and later as staff clear up and the guests return to their own homes</p> <p>The living conditions of the community of Farleigh Hungerford would be greatly changed for the worse with no positive gains for the village.</p> <p><b>THE PREVENTION OF HARM TO CHILDREN</b> - Several families with children live directly on the road to Farleigh House which poses a significant risk especially a derestricted road</p>	<p>Concerns regarding increased traffic in the area.</p> <p>Concerns regarding increased noise in the area</p> <p>Concerns regarding increased traffic in the area.</p> <p>Concerns regarding increased light pollution in the area</p> <p>Concerns regarding child safety</p>	<p>I cannot think of any mitigating circumstances that would permit the planned Licensing proposals . It is an inappropriate place for such activities.</p>



13	Appendix 37 Dilys & Terry McKechnie	<p><b>TO PREVENT CRIME AND DISORDER</b> - Nothing raised</p> <p><b>PUBLIC SAFETY</b> - Bath Rugby Ltd have generated a lot more traffic on our tiny lanes already. They come and go at all hours waking people. The amount of traffic 200 guests and the necessary staff would generate will produce a huge volume of traffic, make the lanes unsafe, with the incumbent noise and totally unacceptable to our small village.</p> <p><b>TO PREVENT PUBLIC NUISANCE</b> - Bath Rugby Ltd have a limited time at present to serve alcohol and also a limit on the number of guests. But to increase this to the level applied for would be unbearable and a public nuisance for our village. Bath Rugby Ltd when they originally obtained planning permission said they would never have weddings. They have caused massive anxiety to the village residents. Please do not allow this application to succeed.</p> <p><b>THE PREVENTION OF HARM TO CHILDREN</b> - Nothing raised</p>	<p>Concerns regarding increased traffic in the area.</p> <p>Concerns regarding increased noise in the area</p>	None
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**Farleigh House**

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