

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
1	<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>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.</p> <p>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.</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"> • 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>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.</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>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.</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>	
2	<p>Appendices 21 - 22</p> <p>Simon Hill Nadia Hill</p>	<p>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> <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>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,</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"> • 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>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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	<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 emphasis 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 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 - 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 conditions.</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"> • the provision of a helicopter landing area • samba bands on the lawn • live music outside in a marquee <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"> • 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. <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 evening with no acoustic mitigation would lead to the uncontrolled emission of noise.</p>	<p>Concerns regarding increased noise in the area</p> <p>Not relevant as this is in relation to planning</p>	
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	<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 8th 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</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>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 - 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>3</p>	<p>Appendices 23 - 25</p> <p>Deborah Allen Robin Allen Katherine Allen</p>	<p>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. 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>PUBLIC SAFETY - 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"> • 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. <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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	<p>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 - 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 multi-day event. It is also noted that “the panoramic views” will include a number of adjoining properties in Farleigh Hungerford.</p> <p>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.</p>	<p>Concerns regarding increased noise in the area</p>	
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	<p>Other than the obvious noise nuisance from amplified music in the open air “on the lawns”, it is also clear that:</p> <ol style="list-style-type: none"> 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. <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 evening with no acoustic mitigation would lead to the uncontrolled emission of noise.</p> <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>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.</p> <p>The sound emanating from the premises is bound to be audible within the neighbouring properties.</p> <p>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.</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, 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.</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>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.</p> <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</p>	<p>Concerns regarding the use of fireworks</p> <p>Concerns regarding the use of drones</p> <p>Concerns regarding increased light pollution in the area</p>	
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		<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>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>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> <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>	
4	<p>Appendices 26 - 27</p> <p>John Davidson Virginia Davison</p>	<p>TO PREVENT CRIME AND DISORDER – 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>PUBLIC SAFETY – 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>

	<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.</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 (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 ca, 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.</p> <p>(to view the picture that is part of this representation, go to appendix 26 or 27)</p> <p>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:</p> <ol style="list-style-type: none"> 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 Firm 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. <p>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</p>	<p>Concerns regarding increased traffic in the area.</p> <p>Concerns regarding guest behaviour when consuming alcohol.</p>	<p>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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	<p>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.</p> <p>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..</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>Concerns regarding increased noise in the area</p>	
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		<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>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.</p>	<p>Concerns regarding children entering the licensable area</p>	
<p>5</p>	<p>Appendices 28 - 29</p> <p>Allegra Hill</p> <p>Romilly Hill</p>	<p>TO PREVENT CRIME AND DISORDER - I am (7 & 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>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. 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>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.</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>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.</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>

6	Appendix 30 Cllr Adam Boyden	<p>TO PREVENT CRIME AND DISORDER - Nothing raised</p> <p>PUBLIC SAFETY - 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 - 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"> 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. 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. 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. 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. 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 	<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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		<p>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.</p> <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 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.</p> <p>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.</p>	<p>Concerns regarding the size of events</p> <p>Concerns regarding child safety</p>	
7	<p>Appendix 31 Norton St Philip Parish Council</p>	<p>TO PREVENT CRIME AND DISORDER - Nothing raised</p> <p>PUBLIC SAFETY - 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 - 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 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>	<p>Concerns regarding increased traffic in the area.</p> <p>Concerns regarding increased noise in the area</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>1. Very Special Circumstances</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</p>

		THE PREVENTION OF HARM TO CHILDREN - Nothing raised		local residents who will be most affected by this application.
8	Appendix 32 Nick Shipp	<p>TO PREVENT CRIME AND DISORDER - 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 - 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 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>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 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>9</p>	<p>Appendix 33 Duncan Chadwick</p>	<p>TO PREVENT CRIME AND DISORDER - 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>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.</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>TO PREVENT PUBLIC NUISANCE - 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>THE PREVENTION OF HARM TO CHILDREN - Nothing raised</p> <p>OFFICER NOTE - 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>10</p>	<p>Appendix 34</p> <p>Ian Steuart Fotheringham</p>	<p>TO PREVENT CRIME AND DISORDER - Nothing raised</p> <p>PUBLIC SAFETY - Traffic Safety</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>TO PREVENT PUBLIC NUISANCE - 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>Taxi pick-ups and drop-offs (& accompanying noise from guests leaving the site):</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>To address traffic (including late at night):</p> <ul style="list-style-type: none"> 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. <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>Hugely increased traffic (including late at night):</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</p> <p>200 guests departing</p> <p>75 of those guests returning to collect cars</p> <p>75 of those guests departing again in their cars</p> <p>50 connected suppliers and staff arriving</p> <p>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>Hugely increased noise (including late at night):</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"> 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. <p>To address noise (including late at night):</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>To address taxi pick-ups and drop-offs (& accompanying noise from guests):</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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	<p>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).</p> <p>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.</p> <p>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.</p> <p>Respect:</p> <p>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.</p> <p>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 12th May 2023.</p> <p>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.</p> <p>Change of use required?</p> <p>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.</p> <p>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).</p> <p>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.</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</p>	<p>Not relevant as this is in relation to planning</p>	<p>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.</p> <p>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.</p> <p>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>
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		<p>established clearly first? Even if they are governed by separate pieces of legislation, this surely must have a bearing on the decision.</p> <p>Conclusion</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>THE PREVENTION OF HARM TO CHILDREN - Traffic safety</p> <p>Increased risk of harm to our young children walking along the local country lanes (see above).</p> <p>Noise</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>11</p>	<p>Appendix 35 Laura Steuart Fotheringham</p>	<p>TO PREVENT CRIME AND DISORDER - Risk of drunk driving – 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>Disorderly behaviour off the premises - 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 - High volume of new traffic and speeding on narrow country lanes - 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>Other road users - 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>Unclear access - 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>Large vehicles on country lanes - 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>TO PREVENT PUBLIC NUISANCE - Traffic - 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>Noise – 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>Taxi drop-off and pick-up - 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>Impact on rural area and wildlife - 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>Respect for neighbours - 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>THE PREVENTION OF HARM TO CHILDREN - Resident and other children using the lanes - 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>Sleep disturbance - 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>NB 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>	
12	Appendix 36 Sarah Neill	<p>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.</p> <p>The risk of periods of dramatically increased heavy traffic in the narrow lanes particularly after drinking is worrying.</p> <p>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.</p> <p>There are several young families with children living close to this road.</p> <p>TO PREVENT PUBLIC NUISANCE - 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>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</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	<p>Appendix 37</p> <p>Dilys & Terry McKechnie</p>	<p>TO PREVENT CRIME AND DISORDER - Nothing raised</p> <p>PUBLIC SAFETY - 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>TO PREVENT PUBLIC NUISANCE - 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>THE PREVENTION OF HARM TO CHILDREN - Nothing raised</p>	<p>Concerns regarding increased traffic in the area.</p> <p>Concerns regarding increased noise in the area</p>	<p>None</p>
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