

REPRESENTATION FORM

OTHER PERSON (Person/Body)

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

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

Other persons

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TO PREVENT PUBLIC
NUISANCE

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

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

Traffic related.

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

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

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

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

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

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

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

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

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

In summary.

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

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

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

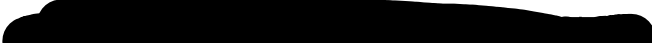
	<p>It would appear that from the descriptions for the proposed activities and as set out in the advertising brochure, that this constitutes a Change of Use to the extant permitted uses and as such would require a Full Planning Application to satisfactorily and diligently address the matters raised by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

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

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

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

Signed: Nick Shipp  Date: 23/05/23

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

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

Descriptive Photographs

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



Approaching Brook Cottage



Brook Cottage



Passing Brook Cottage towards Farleigh House in a Southerly direction



Exit view down lane towards Brook Cottage



Blind corner opposite Brook Cottage



View towards blind corner



Sketch plan illustrating pinch points and poor accessibility.

