
Bath & North East Somerset Council

Democratic Services

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Date: 8 February 2017

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To: All Members of the Licensing Sub-Committee

Councillors:- Les Kew, Deirdre Horstmann and Caroline Roberts

Chief Executive and other appropriate officers
Press and Public

Dear Member

Licensing Sub-Committee: Thursday, 16th February, 2017

You are invited to attend a meeting of the **Licensing Sub-Committee**, to be held on **Thursday, 16th February, 2017 at 10.00 am** in the **Council Chamber - Guildhall, Bath.**

Briefing

Members of the Sub-Committee are reminded that the meeting will be preceded by a briefing at 9.30am.

The agenda is set out overleaf.

Yours sincerely

Sean O'Neill
for Chief Executive

If you need to access this agenda or any of the supporting reports in an alternative accessible format please contact Democratic Services or the relevant report author whose details are listed at the end of each report.

This Agenda and all accompanying reports are printed on recycled paper

NOTES:

1. **Inspection of Papers:** Any person wishing to inspect minutes, reports, or a list of the background papers relating to any item on this Agenda should contact Sean O'Neill who is available by telephoning Bath 01225 395090 or by calling at the Guildhall Bath (during normal office hours).
2. **Details of Decisions taken at this meeting** can be found in the minutes which will be published as soon as possible after the meeting, and also circulated with the agenda for the next meeting. In the meantime details can be obtained by contacting Sean O'Neill as above.

Appendices to reports are available for inspection as follows:-

Public Access points - Reception: Civic Centre - Keynsham, Guildhall - Bath, Hollies - Midsomer Norton, and Bath Central, Keynsham and Midsomer Norton public libraries.

For Councillors and Officers papers may be inspected via Political Group Research Assistants and Group Rooms/Members' Rooms.

3. **Recording at Meetings:-**

The Openness of Local Government Bodies Regulations 2014 now allows filming and recording by anyone attending a meeting. This is not within the Council's control.

Some of our meetings are webcast. At the start of the meeting, the Chair will confirm if all or part of the meeting is to be filmed. If you would prefer not to be filmed for the webcast, please make yourself known to the camera operators.

To comply with the Data Protection Act 1998, we require the consent of parents or guardians before filming children or young people. For more information, please speak to the camera operator

The Council will broadcast the images and sound live via the internet www.bathnes.gov.uk/webcast An archived recording of the proceedings will also be available for viewing after the meeting. The Council may also use the images/sound recordings on its social media site or share with other organisations, such as broadcasters.

4. **Attendance Register:** Members should sign the Register which will be circulated at the meeting.
5. THE APPENDED SUPPORTING DOCUMENTS ARE IDENTIFIED BY AGENDA ITEM NUMBER.
6. **Emergency Evacuation Procedure**

When the continuous alarm sounds, you must evacuate the building by one of the designated exits and proceed to the named assembly point. The designated exits are sign-posted.

Arrangements are in place for the safe evacuation of disabled people.

Protocol for Decision-making

Guidance for Members when making decisions

When making decisions, the Cabinet/Committee must ensure it has regard only to relevant considerations and disregards those that are not material.

The Cabinet/Committee must ensure that it bears in mind the following legal duties when making its decisions:

- Equalities considerations
- Risk Management considerations
- Crime and Disorder considerations
- Sustainability considerations
- Natural Environment considerations
- Planning Act 2008 considerations
- Human Rights Act 1998 considerations
- Children Act 2004 considerations
- Public Health & Inequalities considerations

Whilst it is the responsibility of the report author and the Council's Monitoring Officer and Chief Financial Officer to assess the applicability of the legal requirements, decision makers should ensure they are satisfied that the information presented to them is consistent with and takes due regard of them.

Licensing Sub-Committee - Thursday, 16th February, 2017

at 10.00 am in the Council Chamber - Guildhall, Bath

A G E N D A

1. EMERGENCY EVACUATION PROCEDURE

The Chair will draw attention to the emergency evacuation procedure as set out under Note 5 on the previous page.

2. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

3. DECLARATIONS OF INTEREST

At this point in the meeting declarations of interest are received from Members in any of the agenda items under consideration at the meeting. Members are asked to indicate:

(a) The agenda item number in which they have an interest to declare.

(b) The nature of their interest.

(c) Whether their interest is **a disclosable pecuniary interest** *or* an **other interest**,
(as defined in Part 2, A and B of the Code of Conduct and Rules for Registration of Interests)

Any Member who needs to clarify any matters relating to the declaration of interests is recommended to seek advice from the Council's Monitoring Officer or a member of his staff before the meeting to expedite dealing with the item during the meeting.

4. TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

5. MINUTES OF THE MEETING OF THE 19TH JANUARY 2017 (Pages 7 - 10)

6. LICENSING PROCEDURE (Pages 11 - 14)

The Chair will, if required, explain the licensing procedure.

7. EXCLUSION OF THE PUBLIC

The Committee is asked to consider passing the following resolution:

“the Committee having been satisfied that the public interest would be better served by not disclosing relevant information, in accordance with the provisions of Section 100(A)(4) of the Local Government Act 1972, **RESOLVES** that the

public shall be excluded from the meeting for the following item(s) of business and the reporting of the meeting be prevented under Section 100A(5A), because of the likely disclosure of exempt information as defined in paragraphs 1 and 2 of Part 1 of Schedule 12A of the Act, as amended.

8. APPLICATION TO VARY THE PREMISES LICENCE FOR CASTLE BARN FARM, MIDFORD, BATH BA2 7BU (Pages 15 - 200)

The Committee Administrator for this meeting is Sean O'Neill who can be contacted on 01225 395090.

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BATH AND NORTH EAST SOMERSET COUNCIL

LICENSING SUB-COMMITTEE

Thursday, 19th January, 2017, 10.00 am

Councillors: Les Kew (Chair), Deirdre Horstmann and Caroline Roberts

Officers in attendance: Alan Bartlett (Public Protection Team Leader), John Dowding (Senior Public Protection Officer) and Carrie-Ann Evans (Senior Legal Adviser - Bath & North East Somerset Council)

79 EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer advised those present of the procedure.

80 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none.

81 DECLARATIONS OF INTEREST

There were none.

82 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

There was none.

83 MINUTES: 15TH DECEMBER 2016

These were confirmed as a correct record and signed by the Chair.

84 LICENSING PROCEDURE

The Chair drew attention to the procedure to be followed for the hearing.

85 EXCLUSION OF THE PUBLIC

The Committee having been satisfied that the public interest would be better served by not disclosing relevant information **RESOLVED**, in accordance with the provisions of Section 100(A)(4) of the Local Government Act 1972, that the public should be excluded from the meeting for the following item of business and that the reporting of the meeting be prevented under Section 100A(5A), because of the likely disclosure of exempt information as defined in paragraphs 1, 2 and 3 of Part 1 of Schedule 12A of the Act, as amended.

86 APPLICATION FOR A HACKNEY CARRIAGE/PRIVATE HIRE DRIVER'S LICENCE - MR AVS

Mr AVS was accompanied by a friend, who occasionally interpreted for him.

Mr AVS confirmed that he had received and understood the procedure to be followed for the hearing.

The Senior Public Protection Officer summarised the report and provided Members with a copy of a statement submitted by Mr AVS. The Sub-Committee adjourned to allow Members time to study this document.

After the Sub-Committee had reconvened, Mr AVS stated his case and was questioned by Members.

Following a further adjournment the Sub-Committee found that Mr AVS was not a fit and proper person to hold a combined Hackney Carriage/Private Hire Driver's Licence and accordingly refused the application.

Reasons

Members have had to determine an application for a Combined Hackney Carriage/Private Hire Driver's Licence. In doing so they took account of the Local Government (Miscellaneous Provisions) Act 1976, Human Rights Act 1998, case law and the Council's Policy.

Members had to decide whether the applicant was a fit and proper person to hold a licence considering all relevant circumstances.

Members took account of the applicant's written statement, his oral representations, the representations of his witness and balanced these against the information disclosed on his BANES driving record.

The applicant stated that he had made mistakes but he was very young and he is more mature now. He had not been in trouble since and was not a criminal. He was asking for a second chance.

Members noted that Mr AVS had held a Combined Hackney Carriage/Private Hire Driver's Licence with BANES for a period of 22 months from February 2012. His license came to an end on 17 December 2013 when it was revoked by the LSC due to his conduct. His conduct included 4 complaints from the police concerning Mr AVS's action towards female passengers and pedestrians, all incidents having occurred whilst Mr AVS was using his licensed vehicle. The behaviour complained of consisted of:

- Physical advances towards a lone female passenger
- Arrest on suspicion of kidnap following an allegation that a female was taken against her will
- An incident concerning a lost phone in his taxi belonging to one of two female passengers; allegations regarding unreasonable demands for payment; and the attendance of three other taxi drivers at the scene on his request.
- An incident where it was alleged Mr AVS has pressurised a lone female to get into his vehicle and then put pressure on her for her telephone number following which, he sent her text messages and called her.

Whilst members noted that none of these allegations resulted in cautions or convictions, they were considered to be sufficiently serious to result in the revocation

of his licence on the grounds that he was no longer a fit and proper person to hold one. Mr AVS appealed this decision to the Magistrates' Court where the LSC's decision was upheld. He had further appealed to the Crown Court where his appeal was dismissed following his non-attendance. Members noted that the costs payable to the Council were still outstanding.

Members carefully considered whether Mr AVS had taken steps to demonstrate that he was now a fit and proper person to hold a combined Hackney Carriage/Private Hire Driver's Licence. Members reminded themselves that at the heart of the taxi licensing regime was public protection and did not feel that they could rely on a promise alone, taking into account the serious history of inappropriate behaviour towards women when in his licensed vehicle and the relatively short period that had elapsed since the conclusion of the court proceedings.

Accordingly and on balance Members found Mr AVS is not a fit and proper person to hold a Combined Hackney Carriage/Private Hire Driver's Licence.

The meeting ended at 10.45 am

Chair(person)

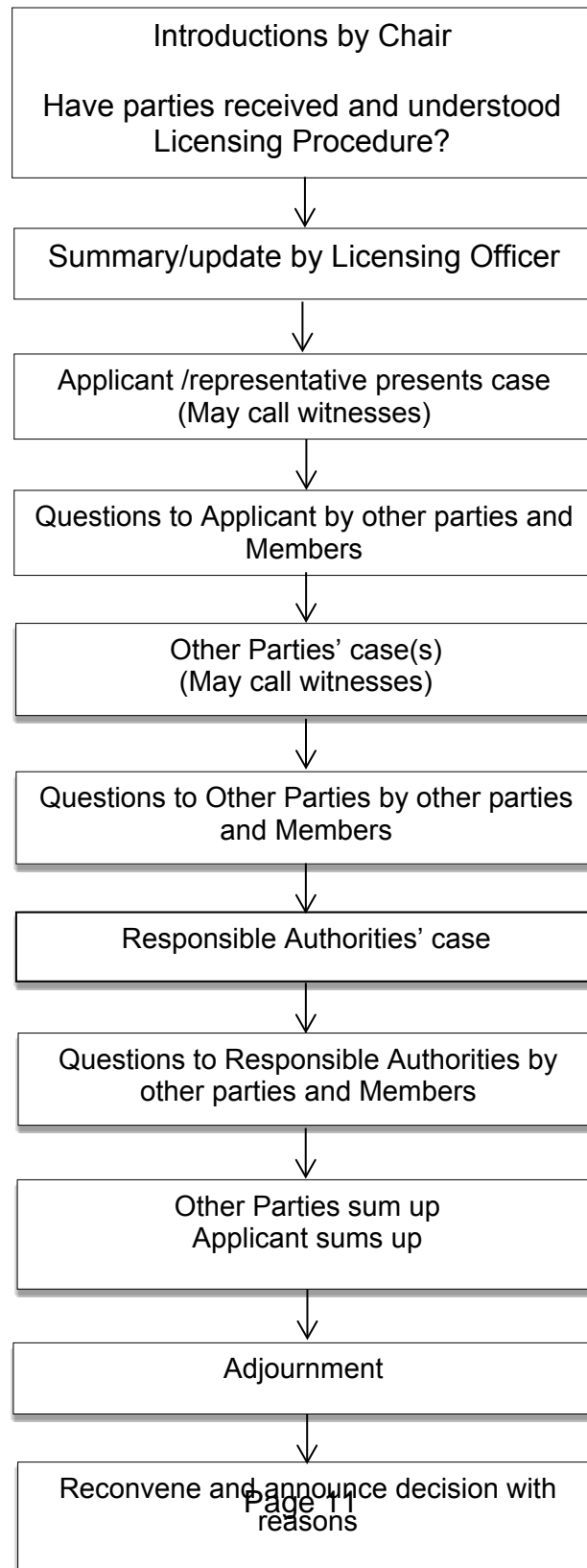
Date Confirmed and Signed

Prepared by Democratic Services

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**LICENSING SUB-COMMITTEE
LICENSING ACT 2003
PROCEDURE FOR NEW APPLICATIONS AND VARIATIONS**

*The parties will be allowed an equal maximum period of time not normally exceeding **twenty minutes**. Where more than one party make representations the time should be split equally between them. Where several parties make similar representations one representative should be appointed avoiding duplication and making the best use of the available time*



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LICENSING SUB-COMMITTEE
LICENSING ACT 2003
PROCEDURE FOR HEARING AN APPLICATION FOR A NEW PREMISES
LICENCE OR FOR A VARIATION OF A PREMISES LICENCE

*The Chair will allow the parties an equal maximum period of time in which to make representations that will not normally exceed **twenty minutes**. Where more than one party makes relevant representations this time will be split between the parties and where several parties make similar representations it is suggested one representative is appointed to avoid duplication.*

The term “party” or “parties” will mean anyone to whom notice of this meeting has been given.

1. The Chair will introduce Members of the Sub-Committee, the Officers present and explain the procedure to be followed.
2. The Licensing Officer will outline the nature of the matter to be considered by the Sub-Committee.
3. (i) The Applicant/Licence Holder , or representative, addresses the Sub-Committee who may be asked relevant questions by the other parties and Members.
(ii) witnesses may be called in support of the application who may be asked relevant questions by the other parties and Members.
4. (i) Any party making relevant representations, or representative, will address the Sub-Committee who may be asked relevant questions by the Applicant, other parties and Members.
(ii) witnesses may be called in support of such representations who may be asked relevant questions by the Applicant, other parties and Members.
5. Responsible Authorities making representation will address the Committee and may be asked relevant questions by the Applicant, other parties and Members.
6. The other parties will be invited in turn to summarise their representations.

Responsible Authorities will be invited to summarise their representations

The Applicant/ Licence Holder will be invited to summarise the application.

8. The Chair will invite the Committee to move into private session to enable the Members to deliberate in private. The Committee will reconvene publicly if clarification of evidence is required and/or legal advice is required. The Committee may retire to a private room, or alternatively require vacation of the room by all other persons.

Whilst in deliberation the Committee will be accompanied by Legal and Democratic Service Officers for the purpose of assisting them in drafting their reasoning for the decision.

The Committee will reconvene the meeting and the Chair will announce the Committee’s decision with reasons and advise that the decision will be released in writing within the statutory time limits or advise that the decision will be

released in writing with reasons within the statutory time limit, in this instance, 5 working days.

PLEASE NOTE:

- Where the Sub-Committee considers it necessary to do so, it may vary this procedure.
- In circumstances where a party fails to attend the Committee will consider whether to proceed in absence. Should a matter be deferred the deferral notice will state that the matter may proceed in a party's absence on the next occasion. In deciding whether to proceed all notices, communications and representations will be considered.
- Only in **exceptional circumstances** will the Committee take into account any additional late documentary or other information produced by an existing party in support of their application/representation. This will be at the discretion of the Chair and with the agreement of all the other parties. No new representations will be allowed at the hearing.
- The hearing will take the form of a discussion and parties will be able to ask questions as set out above. However, formal cross examination will be discouraged.
- The Authority will disregard any information or representation given by a party which is not relevant to the Application and the Licensing Act 2003.
- Where there is more than one party making relevant representations the time allocated will be split between those parties.
- Where several parties are making the same or similar representations it is suggested that one representative is appointed to avoid duplication and make efficient use of the allocated time.
- Where an objection is made by an association or residents group, a duly authorised person – as notified to the Licensing Authority – may speak on behalf of that association or group.
- The Chair may request that persons behaving in a disruptive manner should leave the hearing and their return refused, or allowed subject to conditions. An excluded person is however, entitled to submit the information they would have been entitled to present had they not been excluded.

Bath & North East Somerset Council is committed to taking decisions in an honest, accountable and transparent fashion. On occasion however, it may be necessary to exclude members of the press and public pursuant to the Local Government Act 1972 Schedule 12 (a). In those circumstances reasons for such decisions will be given.

Bath & North East Somerset Council		
MEETING:	Licensing Sub-Committee	AGENDA ITEM NUMBER
MEETING DATE:	Thursday 16 February 2017	
TITLE:	Application to Vary the Premises Licence for Castle Farm Barn , Midford, Bath BA2 7BU.	
WARD:	Bathavon South	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		
Annex A	Application to vary the premises licence	
Annex B	Current premises licence	
Annex C	Plan of premises & site plan	
Annex D	Representations of objection received from other persons	
Annex E	Representations in support of the application received from other persons	
Annex F	Cotswolds Conservation Board Position Statement as referenced	

1 THE ISSUE

1.1 An application has been received for the Variation of an existing Premises Licence under Section 34 of the Licensing Act 2003 in respect of Castle Farm Barn, Midford, Bath BA2 7BU.

2 RECOMMENDATION

2.1 That the Licensing Sub-Committee determines the application.

3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

3.1 The costs of processing licences are covered by the fees charged. The fee for this application is £100.00.

4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL

4.1 An Equality Impact Assessment (EqIA) has been completed. No adverse or other significant issues were found.

4.2 Consideration must be given to the Human Rights Act 1998 and the "convention rights".

4.3 The Licensing Sub-Committee has been delegated authority to determine the application on behalf of the Licensing Authority in accordance with the Licensing Act 2003.

4.4 When reaching a decision, the Licensing Authority must carry out its functions with a view to promoting the four licensing objectives.

5 THE REPORT

5.1 An application has been received to vary an existing premises licence (**Annex A**).

5.2 The **current premises licence** as detailed in **Annex B** authorises the following:

1) **The Sale of Alcohol** (for consumption both on and off the premises):

Everyday 11:00 – 17:00

2) Non-standard timings/opening hours:

None

3) **Opening Hours:**

Everyday 09:00 – 18:00

4) **Conditions:**

The premises licence is subject to the following conditions:

- Mandatory conditions (see Annex 1 of premises licence); and
- Conditions consistent with the originating operating schedule (see Annex 2 of premises licence).

5.3 **The variation application proposes:**

- To extend the terminal hour for the **Sale of Alcohol** for consumption on and off the premises:

Sunday to Thursday	09:00 – 23:30
Friday and Saturday	09:00 – 00:00 (midnight)
- To add **Entertainment** indoors and outdoors by way of Performance of Plays, Exhibition of Film, Live and Recorded Music, the Performance of Dance and anything Similar; and Indoor Sporting Events:

Sunday to Thursday	09:00 – 23:30
Friday and Saturday	09:00 – 00:00 (midnight)
- To add the provision of **Late Night Refreshment** indoors and outdoors:

Sunday to Thursday	23:00 – 23:30
Friday and Saturday	23:00 – 00:00 (midnight)
- To extend **Opening Hours:**

Sunday to Thursday	09:00 – 23:45
Friday and Saturday	09:00 – 00:15
- To add non-standard activity timings in respect of New Year's Eve.
- To add non-standard opening hours in respect of New Year's Eve.

- To add the following two conditions to the premises licence to promote the Prevention of Public Nuisance licensing objective:

No Live Music, Recorded Music, Performance of Dance or Anything Similar shall take place in the outside area beyond 23:00 on any day;

Except for access and egress, all doors and windows shall remain closed when Live or Recorded Music is provided after 23:00 hours.

- 5.4 The plan depicting the licensed premises and site plan are detailed in **Annex C**.
- 5.5 The Licensing Act 2003 (Section 4) states that it is the duty of all Licensing Authorities to carry out their functions under the Act with a view to promoting the licensing objectives. The licensing objectives are:
- a) The Prevention of Crime and Disorder.
 - b) Public Safety.
 - c) The Prevention of Public Nuisance, and
 - d) The Protection of Children from Harm.

Each objective is of equal importance; there are no other licensing objectives so these four are of paramount consideration at all times. When considering applications, representations or notifications, the Licensing Authority will have regard to these licensing objectives.

- 5.6 The Licensing Authority may vary and grant the application with or without additional conditions if they consider it appropriate and proportionate to do so.
- 5.7 The Licensing Authority can refuse the variation, or part of the variation, for the promotion of the licensing objectives.
- 5.8 The Licensing Authority may not however do anything to reduce the effect of the rights granted by the existing premises licence.
- 5.9 Section 4(3) Licensing Act 2003 states that the Licensing Authority should also have regard to the Council's Licensing Policy and Statutory Guidance issued under Section 182 of the Licensing Act 2003 and in particular:
- a) Paragraphs 3-6, 8-10, 13-14, 16-23, 27, 33-36, 38-41 and 43 of the policy as revised in 2015.
 - b) Chapters 8, 9 and 10 of the Statutory Guidance (as revised March 2015)
 - c) Sections 4, 9, 10, 13, 34, 35, 36, 182 and 183 of the Act.
- 5.10 The Licensing Authority recognises that Licensing and Planning are separate regimes. Where an application is granted by the Licensing Authority which would require planning permission this would not relieve the applicant of the need to obtain that permission. It will still be necessary for the applicant to ensure that he/she has **ALL** the necessary permissions in place to enable them to run the business within the law.
- 5.11 If the application is refused the applicant may appeal within 21 days of the notification to the Magistrates Court. If the application is granted the person making the relevant representation may appeal within 21 days of the notification to the Magistrates Court.

On appeal the court may either dismiss the appeal, substitute the decision appealed against for any other decision which could have been made by the Licensing Authority, or remit the case to the Licensing Authority to dispose of it in accordance with the direction of the court. The court may make such order for costs as it thinks fit.

- 5.12 In accordance with the requirements of the Act, copies of the application were served upon the Police, the Fire Authority, Environmental Health, Development Control, Trading Standards, the Health Authority and the Child Protection Agency.
- 5.13 The applicant was required to place a notice at the premises for a period of 28 consecutive days starting the day after the application is made and place an advert in a local newspaper within 10 working days of submitting the application to the licensing authority.
- 5.14 One hundred and fifty six representations of objection have been received from other persons. These representations express concern that the applicant's proposals are likely to undermine one or more of the licensing objectives, and are attached at **Annex D**.
- 5.15 Four representations in support of the application have been received and are detailed in **Annex E** of the report.
- 5.16 The Cotswolds Conservation Board Position Statement referenced within some of the representations has been attached at **Annex F**.
- 5.17 This report has not been sent to the Trades Union because they would have no involvement in this application.

6 RATIONALE

- 6.1 As relevant representations have been received the Licensing Sub-Committee must determine the application in accordance with the Licensing Act 2003.

7 OTHER OPTIONS CONSIDERED

- 7.1 None

8 CONSULTATION

- 8.1 In accordance with the Licensing Act 2003 (Premises Licence and Club Premises Certificate) Regulations 2005, the applicant has given notice of the application to all the relevant Responsible Authorities and has advertised the application in the manner prescribed, both at the premises and within a local publication.

9 RISK MANAGEMENT

- 9.1 A risk assessment related to the issue and the recommendations has been undertaken in compliance with the Council's decision making risk management guidance.

10 ADVICE SOUGHT

- 10.1 The Council's Monitoring Officer (Divisional Director – Legal & Democratic Services), s.151 Officer (Divisional Director – Finance) and the Group Manager Public Protection & Health Improvement have had the opportunity to input into this report and have cleared it for publication.

Background papers	<ul style="list-style-type: none"> • Licensing Act 2003; • Guidance issued under s.182 of the Licensing Act 2003; • Licensing Act 2003 (Premises and Club Premises Certificates) Regulations 2005; • B&NES Statement of Licensing Policy
Contact person	<p>Terrill Wolyn Senior Public Protection Officer (Licensing)</p> <p>01225 396939</p>

Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

We Castle Farm Organics Limited

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number 16/02700/LAPRE

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description

Castle Farm Barn, Midford Road, Midford

Post town	Bath	Postcode	BA2 7BU
Telephone number at premises (if any)	01225 840244		
Non-domestic rateable value of premises	£TBA		

ENVIRONMENTAL SERVICES
21 DEC 2016
Post Log No:
Receipt No: <u>248931</u>
CH/CA £ <u>100-00</u>

DC

ANNEX A

Part 2 – Applicant details

Daytime contact telephone number		01225 840244	
E-mail address (optional)		edwardsmarkv@gmail.com	
Current postal address if different from premises address		Castle Farm Midford	
Post town	Bath	Postcode	BA2 7BU

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible? Yes

If not, from what date do you want the variation to take effect?

DD	MM	YYYY

Do you want the proposed variation to have effect in relation to the introduction of the late night levy?
(Please see guidance note 1) No

Please describe briefly the nature of the proposed variation (Please see guidance note 2)

To increase the range of licensable activities to include:

- Performance of Play,
- Exhibition of Film
- Indoor Sporting Events
- Live Music
- Recorded Music
- Performance of Dance
- Anything of a Similar Description
- Late Night Refreshment

Extend the sale of alcohol from 11:00 – 17:00 daily to:
Sunday to Thursday 09:00 – 23:30
Friday and Saturday 09:00 – 00:00

Increase the Hours the premises are open to the public every day.

Include a non-standard timing in respect of New Year's Eve

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment**Please tick all that apply**

- | | |
|--|--------------------------|
| a) plays (if ticking yes, fill in box A) | x |
| b) films (if ticking yes, fill in box B) | x |
| c) indoor sporting events (if ticking yes, fill in box C) | x |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | x |
| f) recorded music (if ticking yes, fill in box F) | x |
| g) performances of dance (if ticking yes, fill in box G) | x |
| h) anything of a similar description to that falling within (e), (f) or (g)
(if ticking yes, fill in box H) | x |

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

x

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

x

In all cases complete boxes K, L and M



If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

A

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	x
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon	09.00	23.30			
Tue	09.00	23.30			
Wed	09.00	23.30	<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
Thur	09.00	23.30			
Fri	09.00	00.00	<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 6) From normal activity start time on New Year's Eve until normal activity start time on New Year's Day		
Sat	09.00	00.00			
Sun	09.00	23.30			

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	x
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon	9.00 -----	23.30 -----			
Tue	9.00 -----	23.30 -----			
Wed	9.00 -----	23.30 -----	State any seasonal variations for the exhibition of films (please read guidance note 5)		
Thur	9.00 -----	23.30 -----			
Fri	9.00 -----	00.00 -----	Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 6) From normal activity start time on New Year's Eve until normal activity start time on New Year's Day		
Sat	9.00 -----	00.00 -----			
Sun	9.00 -----	23.30 -----			

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon	9.00	23.30	
Tue	9.00	23.30	<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed	9.00	23.30	
Thur	9.00	23.30	
Fri	9.00	00.00	<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6) From normal activity start time on New Year's Eve until normal activity start time on New Year's Day
Sat	9.00	00.00	
Sun	9.00	23.30	

D

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

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	x
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon	9.00	23.30			
Tue	9.00	23.30			
Wed	9.00	23.30	State any seasonal variations for the performance of live music (please read guidance note 5)		
Thur	9.00	23.30			
Fri	9.00	00.00	Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 6) From normal activity start time on New Year's Eve until normal activity start time on New Year's Day		
Sat	9.30	00.00			
Sun	9.30	23.30			

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)	
			Indoors	<input type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	x
Day	Start	Finish	Please give further details here (please read guidance note 4)	
Mon	9.00	23.30		
Tue	9.00	23.30		
Wed	9.00	23.30	State any seasonal variations for the playing of recorded music (please read guidance note 5)	
Thur	9.00	23.30		
Fri	9.00	00.00		
Sat	9.00	00.00	Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 6) From normal activity start time on New Year's Eve until normal activity start time on New Year's Day	
Sun	9.00	23.30		

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	x
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon	9.00	23.30			
Tue	9.00	23.30	<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Wed	9.00	23.30	<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Thur	9.00	23.30	From normal activity start time on New Year's Eve until normal activity start time on New Year's Day		
Fri	9.00	00.00			
Sat	9.00	00.00			
Sun	9.00	23.30			

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing	
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors <input type="checkbox"/>
Mon	9.00	23.30		Outdoors <input type="checkbox"/>
				Both <input type="checkbox"/>
Tue	9.00	23.30	Please give further details here (please read guidance note 4)	
Wed	9.00	23.30		
Thur	9.00	23.00	State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5)	
Fri	9.00	00.00		
Sat	9.00	00.00	Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 6)	
Sun	9.00	23.30	From normal activity start time on New Year's Eve until normal activity start time on New Year's Day	

Both
e-mail
Received
22/12/16

I

Late night refreshment Standard days and timings (please read guidance note 7)			<u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	x
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon	23.00	23.30			
Tue	23.00	23.30			
Wed	23.00	23.30	<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Thur	23.00	23.30			
Fri	23.00	00.00	<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6) From normal activity start time on New Year's Eve until normal activity start time on New Year's Day		
Sat	23.00	00.00			
Sun	23.00	23.30			

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)		On the premises <input type="checkbox"/>
					Off the premises <input type="checkbox"/>
					Both x
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon	9.00	23.30			
Tue	9.00	23.30			
Wed	9.00	23.30			
Thur	9.00	23.30	Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6) From normal activity start time on New Year's Eve until normal activity start time on New Year's Day		
Fri	9.00	00.00			
Sat	9.00	00.00			
Sun	9.00	23.30			

K

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

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon	9.00	23.45	
Tue	9.00	23.45	
Wed	9.00	23.45	
Thur	9.00	23.45	
Fri	9.00	00.15	
Sat	9.00	00.15	Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)
Sun	9.00	23.45	
			From normal start time on New Year's Eve until normal start time on New Year's Day

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

Please tick as appropriate

ANNEX A

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

x

☐

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

M

Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

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

b) The prevention of crime and disorder

c) Public safety

d) The prevention of public nuisance

- No Live Music, Recorded Music, Performance of Dance or Anything Similar shall take place in the outside area beyond 23:00 on any day
- Except for access and egress, all doors and windows shall remain closed when Live or Recorded Music is provided after 23:00 hours

e) The protection of children from harm

Checklist:**Please tick to indicate agreement**

- PLEASE RING FOR CARD PAYMENT x
I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy. n/a
- I have sent copies of this application and the plan to responsible authorities and others where applicable. LA to serve RA's n/a
- I understand that I must now advertise my application. x
- I have enclosed the premises licence or relevant part of it or explanation. x
- I understand that if I do not comply with the above requirements my application will be rejected. x

IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.

Part 5 – Signatures (please read guidance note 11)

Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Signature	Mark Edwards (for Castle Farm Organics Limited)
Date	22/12/2016
Capacity	Premises License Holder

Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 14)

Post town		Post code	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) edwardsmarkv@gmail.com			

Notes for Guidance

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable to the late night levy.
2. Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
10. Please list here steps you will take to promote all four licensing objectives together.
11. The application form must be signed.
12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
13. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.
14. This is the address which we shall use to correspond with you about this application.

Wendy Stokes

From: Mark Edwards <edwardsmarkv@gmail.com>
Sent: 22 December 2016 12:08
To: Wendy Stokes
Subject: Re: Variation application acknowledgement

Dear Wendy as discussed the activities under section h are for both indoor and outdoor. Regards Mark
edwards for castle farm organics limited

On Thursday, 22 December 2016, Wendy Stokes <Wendy_Stokes@bathnes.gov.uk> wrote:

The contents of this email message, and any attachments, are confidential and intended solely for the use of the individual or entity to whom they are addressed. The message does not necessarily express the views of Bath & North East Somerset Council and should be considered personal unless there is a specific statement to the contrary.

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Making Bath & North East Somerset – the place to live, work and visit.

Schedule 12

Part A

Regulation 33, 34

Premises Licence

Premises Licence Number	16/02700/LAPRE
-------------------------	----------------

Part 1 – Premises Details

Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Post Code

Castle Farm Organics Limited
Castle Farm
Midford
Bath
BA2 7BU

Telephone number 01225 840244

Where the licence is time limited the dates Not applicable

Licensable activities authorised by the licence and the times the licence authorises the carrying out of licensable activities

Sale of Alcohol

Every Day 11:00 - 17:00

The opening hours of the premises

Every Day 09:00 - 18:00

Where the licence authorises supplies of alcohol whether these are on and/or off supplies

Alcohol is supplied for consumption both on and off the premises

Part 2**Name, (registered) address, telephone number and email (where relevant) of holder of premises licence**

Castle Farm Organics Limited
Castle Farm
Midford
Bath
BA2 7BU

01225 840244
enquiries@castlefarmorganics.co.uk

Registered number of holder, for example company number, charity number (where applicable)

Registered Business Number - 08403706

Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol

Mr Robert Eldon
4 Cork Street
Lower Weston
Bath
BA1 3BD

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol

08/05797/LIPERS
City Of Westminster Council

This licence is issued by Bath & North East Somerset Council as licensing authority under Part 3 of the Licensing Act 2003 and regulations made thereunder.

Signed for and on behalf of
Bath & North East Somerset Council:

Dated 30 September 2016

16/02700/LAPRE

Annex 1 – Mandatory conditions

Mandatory conditions in respect of premises supplying alcohol for consumption on the premises only, or both on and off the premises:

No supply of alcohol may be made under the premises licence:

- a) at a time when there is no designated premises supervisor in respect of the premises licence, or
- b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.

Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

From 28 May 2014:

The Licensing Act 2003 (Mandatory Licensing Conditions) Order 2014

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2. For the purposes of the condition set out in paragraph 1:

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979(a)*;

(b) "permitted price" is the price found by applying the formula:

$$P = D + (D \times V)$$

where:

(i) P is the permitted price,

(ii) D is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence:

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "valued added tax" means value added tax charged in accordance with the Value Added Tax Act 1994(b)*.

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

(a)* 1979 c. 4. Section 1 was amended by regulation 2 of the Excise Duty (Amendment of the Alcoholic Liquor Duties Act 1979 and the Hydrocarbon Oil Duties Act 1979) Regulations 1992 (S.I. 1992/3158), section 162 of and Part 1 of Schedule 29 to the Finance 1995 (c. 4), section 7 of and paragraph 2(a) of Schedule 2 to the Finance Act 1991(c. 31), section 3 of the Finance Act 1993 (c. 34), section 227 of and paragraph 51 of Schedule 39 to the Finance Act 2012 (c. 14), section 1 of the Finance Act 1995, section 1 of and Part 2 of Schedule 1 to the Finance Act 1988 (c. 39), section 5 of the Finance Act 1997 (c. 16) and Article 2 of the Alcoholic Liquor Duties (Definition of Cider) Order 2010 (S.I. 2010/1914). Section 2 was amended by article 6 of the Alcoholic Liquors (Amendment of Enactments Relating to Strength and to Units of Measurement) Order 1979 (S.I. 1979/241), regulation 2 of S.I. 1992/3158, section 11 of and Part 2 of Schedule 8 to the Finance Act 1981 (c. 35), section 7 of and paragraph 3 of Schedule 2 to the Finance Act 1991 and section 5 of the Finance Act 1997. Section 3 was amended by article 7 of S.I. 1979/241. Section 4 was amended by article 8 of S.I. 1979/241, section 15 of and paragraphs 2 and 3 of Schedule 1 to the Finance Act 2011 (c. 11) and section 227 of and paragraphs 51 of Schedule 39 to the Finance Act 2012 (c. 14). Section 5 was amended by section 1 of the Finance Act 1982 (c. 39) and section 180 of the Finance Act 2013. Section 36 was amended by section 7 of the Finance Act 1991, section 4 of and paragraph 1 of Schedule 1 to the Finance Act 2002 (c. 23), sections 14 and 15 of paragraphs 2 and 4 of Schedule 1 to the Finance Act 2011, section 180 of the Finance Act 2013 and section 1 of and paragraph 9 of Schedule 1 to the Finance Act (No. 2) Act 1992 (c. 48). Section 37 was amended by section 15 of and paragraph 1 of Schedule 1 to the Finance Act 2011 and section 180 of the Finance Act 2013. Section 54 was amended by section 1 of and paragraph 12 of Schedule 1 to the Finance (No. 2) Act 1992 and section 5 of the Finance Act 1985 (c. 54). Section 55 was amended by section 1 of the Finance Act 1984 (c. 43) and section 1 of and paragraph 13 of Schedule 1 to the Finance (No. 2) Act 1992. Section 62 was amended by section 3 of the Finance Act 1996 (c. 8), section 10 of the Finance (No.2) Act

1997 (c. 58), section 180 of the Finance Act 2013, section 4 of the Finance Act 1998 (c. 36) and section 3 of the Finance Act 1997. There are other amendments which are not relevant to this Order.

(b)* 1994 c. 23. Section 2 was amended by section 3 of the Finance (No.2) Act 2010 (c.31). Section 7 was amended by section 76 of and Part 1 of Schedule 36 to the Finance Act 2009 (c. 10) and section 203 of and paragraphs 2 and 3 of Schedule 28 to the Finance Act 2012 (c. 14). Section 24 was amended by section 19 of and paragraph 1 of Schedule 8 to the Finance (No.3) Act 2010 (c.33). There are other amendments which are not relevant to this Order.

From 1 October 2014:

The Licensing Act 2003 (Mandatory Licensing Conditions) (Amendment) Order 2014

1. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises. (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises: (a) games or other activities which require or encourage, or are designed to require or encourage individuals to i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol) or, ii) drink as much alcohol as possible (whether within a time limit or otherwise); (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective; (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective; (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner; (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

2. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

3. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol. (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy. (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified under the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either - a) a holographic mark, or b) an ultraviolet feature.

4. The responsible person must ensure that: a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures - i) beer or cider: ½ pint; ii) gin, rum, vodka or whiskey: 25ml or 35ml; and iii) still wine in a glass: 125ml; b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

Annex 2 – Conditions consistent with the Operating Schedule

Staff shall be trained on issues regarding the Licensing Act 2003, service of alcohol. A record of this training will be kept at the premises and made available for inspection as required by the Police or Licensing Authority.

A refusal of sales register will be kept at the premises and made available to the Police and Licensing authority on request.

All alcohol for sale on the premises will be kept behind the sales counter and will not be available for self-service.

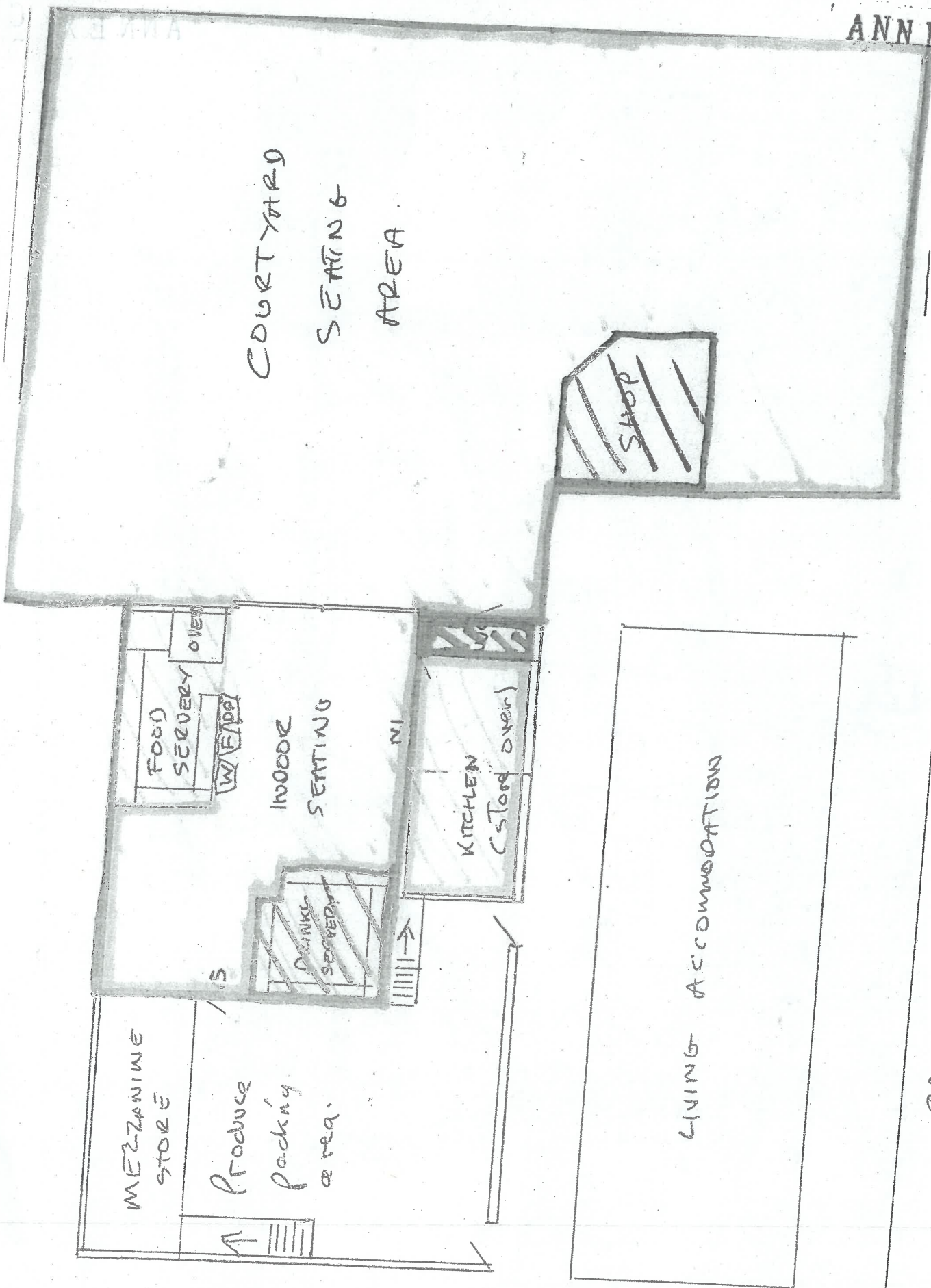
All alcohol sold for consumption off the premises must be in sealed containers.

A Challenge 21 policy will operate at the premises and will include clear signage on display within the cafeteria near the sales counter.

Annex 3 – Conditions attached after a hearing by the licensing authority

Annex 4 – Plans

As submitted with application.

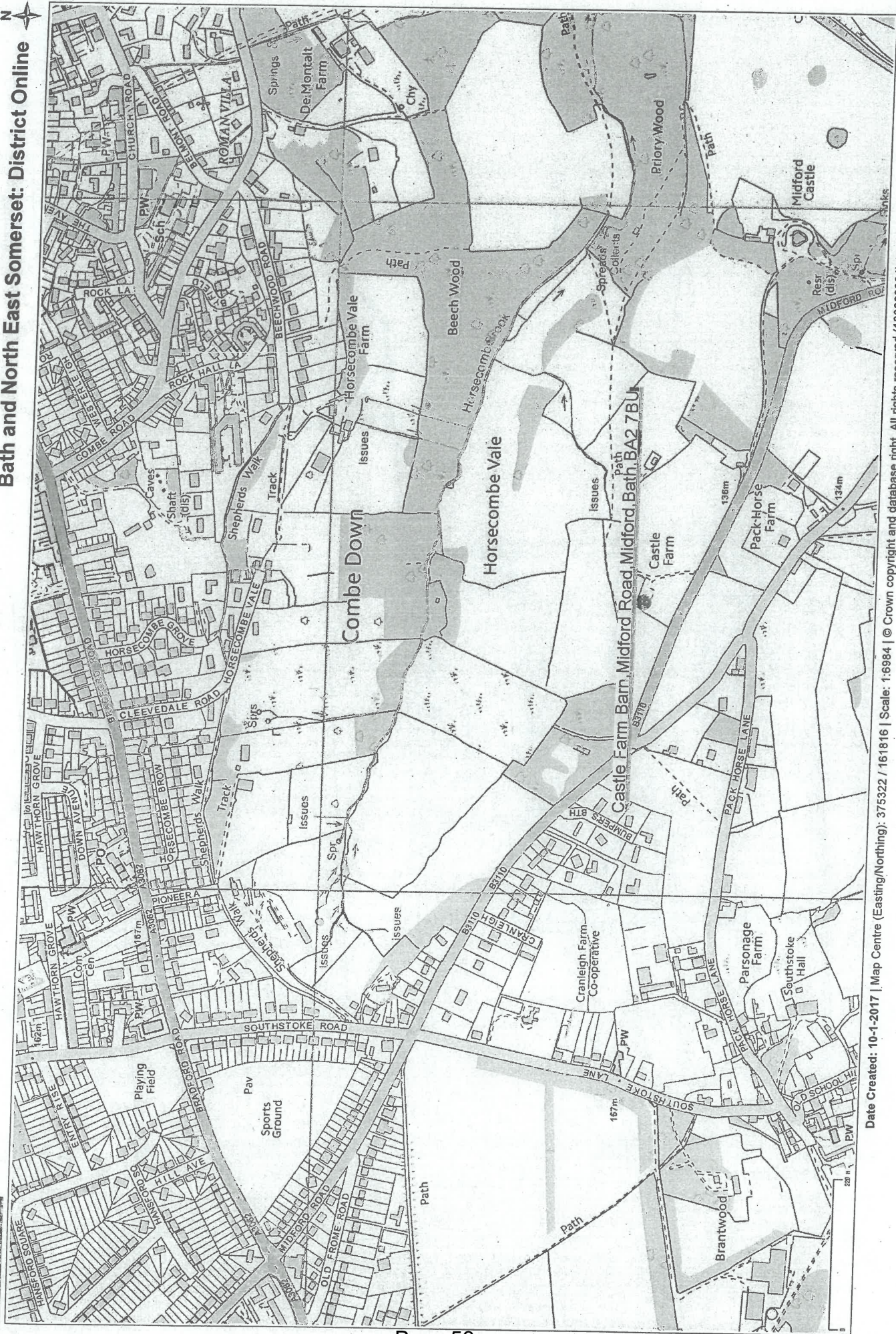


CASTLE FARM BARN

SCALE 1:100

Overview - Castle Farm Barn

Bath and North East Somerset: District Online



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From: Jacqueline Burrows
Sent: 08 January 2017 11:37
To: Licensing
Subject: Castle Farm Barn - REPRESENTATION from Jaqueline BURROWS

Dear Sirs

I live in Combe Down village, across the valley from Castle Farm. While I wish this business well, it has grown very quickly in the last few years from being a field of cows, to a smallholding with polytunnels, to a farm shop and now appears to be extending even further to become a restaurant and full entertainment venue with a license to include “ **Live Music, Recorded Music, Performance of Dance, Anything of a similar description and Late Night Refreshment**”.

I would ask that this license request be scrutinised very closely as the potential for noise disturbance across our valley is serious and we have already experienced such noise pollution in the past.

Yours faithfully
 Jacqueline Burrows (Mrs)

-----Original Message-----

From: Vivien Womersley
Sent: 08 January 2017 15:32
To: Licensing
Cc: Val Lyon; Anthony & Jane Stickland; Jill Pizey
Subject: Castle Farm Organics Ltd

Dear Wendy Stokes and the Licensing Committee

I wish to object, strongly, to any variation of licence at the premises known as Castle Farm. Although I now live in Combe Down Village, I lived for many years in Horsecombe Valley which is also known locally as Nightingale Valley. Live music and late night opening will cause both sound and possible light pollution and disturbance to all local residents. (especially the echoing boom-boom of contemporary music, making sleep impossible). In my opinion the premises (already an eyesore) are totally unsuitable as a full licence venue, being sited on a designated 50mph stretch of road. I was a Justice of the Peace and served on the Licensing Committee for many years, when licences were granted or refused by the Bath and Wansdyke Bench at The Magistrates Court. Then all premises were inspected and licences only issued to suitable and/or experienced individuals. We insisted at Brewster sessions that anyone who would be in charge of selling liquor had attended a course run by the Licensed Victuallers Association. Do these safeguards still exist? Do the applicants have any experience of late-night opening? A music licence is more likely to attract a younger customer, with more likelihood of underage drinking and noise.

This really is an application which, in my opinion, should be refused. This site started life as an organic farm (after its failure to become a dry ski slope), and the applicants now are hoping to become full licence holders for plays, films, indoor sports, live music etc. NO NO NO.

Yours sincerely
 Vivien Womersley Mrs

-----Original Message-----

From: Penny

Sent: 08 January 2017 16:12

To: Licensing

Subject: Licensing application 16/03939/LAPRE Castle Farm BA2 7BU

Dear Ms Stokes

I am writing to object to the proposed huge extension of hours, and activities, for the licence to Castle Farm, which currently operates only during the day time.

Castle Farm is about 150m from where we live: it is situated in the quiet countryside in an exposed spot, and the granting of the new terms, extending to a large range of activities throughout the year, and alcohol licence till late at night, will create a nuisance to those living near, in South Stoke, residents below the site in Midford, and also will affect a large number of house in Combe Down, that overlook Horsecombe Vale.

The proposal opens the door to a potential continuous nuisance throughout the year, and I would ask the committee to reject it.

Yours sincerely

Penny Townsend

-----Original Message-----

From: James Townsend

Sent: 08 January 2017 16:21

To: Licensing

Subject: Licence 16/03939/LAPRE Castle Farm BA2 7BU

I wish to object to the application for a very substantial variation to the licence to the above premises. They are situated on an open site within 200m of where I live, and of many houses in South Stoke, and overlook Horsecombe Vale (with many houses in Combe Down), in a quiet area of countryside.

The proposal would result in the ability to hold substantial events, with large numbers of people and noise, throughout the year, going late into the night. This would result in inevitable noise nuisance to a large number of people, substantially affected their enjoyment of their homes in a rural area.

I would invite you to say that the scale of the proposal is inappropriate, given the nature of the site and the large public nuisance that will inevitably result.

James Townsend.

-----Original Message-----

From: Christina Sandford

Sent: 08 January 2017 17:52

To: Licensing

Subject: 16/03939/LAPRE

I wish to object to this application as it seems inappropriate to extend hours and the requested activities in this rural location. There is the additional problem of a greater number of vehicles making the turn on and off the hill down to Midford, which is already a hazardous stretch of road.

Christina Sandford

From: ianbellamy
Sent: 08 January 2017 18:03
To: Licensing
Subject: Re Licensing application

To whom it may concern,

I believe you have received an application for extending licensing facilities at Castle Farm, Midford, Bath. Licensing Applications. (Reference:16/03939/LAPRE).

I wish to lodge an objection to this. I live across the valley from Castle Farm and am very concerned at the noise levels that this application may cause. Noise travels far in this area and we have had examples of private parties where the noise levels have been unacceptably loud. Whilst private parties happen once in a while, this application may mean that this is a more regular occurrence and will therefore impinge on our quality of life. In addition I believe that Castle Farm is a small holding with space to grow food and have some livestock. I am unsure how this application is therefore relevant to its business.

I look forward to your response.

Yours sincerely,

Ian Bellamy

From: Pymer
Sent: 08 January 2017 20:31
To: Licensing
Subject: Reference:16/03939/LAPRE. FAO Wendy Stokes

Dear Ms Stokes

It has come to my attention that Castle Farm, Midford are applying for an extension to licensing hours and for the ability to have music or performance until midnight at weekends.

I wish to object to this application.

We live on the opposite side of the valley. The shape of the valley is such that sound travels a very long way, and we believe in our neighbourhood that loud music will travel and disturb us unreasonably.

I hope that you will reject this application.

Best wishes

Cathy Pymer

From: Charles Kent
Sent: 09 January 2017 14:41
To: Licensing
Subject: Licensing Applications. (Reference:16/03939/LAPRE) Castle Farm Organics

Dear Licensing Team

I am writing to register my strong objection to the licensing application referred to above.

Horsecombe Vale acts as a natural amphitheatre and so when loudspeakers are operated on the site referred to, they echo around the whole valley thus disturbing the

quiet enjoyment of every householder. The most penetrative noise is the low pitched monotonous throb throb throb of drumbeats which cannot be eradicated even by closing the windows. They permeate through the whole property. With the windows open it is even worse and why would anyone want to close their windows in the summer time?

I well remember an incident a year or so back when that premises hosted a wedding reception. After several hours I was so irritated by the noise that I walked the entire length of Shepherds walk from Beechwood road to where it comes out near the Cross Keys pub at the head of the valley trying to pinpoint its source. I encountered many residents all along route, all trying to determine the cause of the noise. It went on late into the night and was very much the topic of conversation for months.

We are fortunate to live in one of the finest residential areas of Bath, It is a haven of tranquillity nestling along-side woods and fields and little brook at bottom. Allowing a license for this type of activity for, presumably, the benefit of just one man's profit at the expense of hundreds of resident's enjoyment of their locality is just plain wrong.

The Two Tunnels scheme, which gives enjoyment to thousands of people, and lets them share the beauty of this location, is an example of the public and private residents living harmoniously together to the benefit of all.

This application is the very opposite of that and I very much hope that the licence application will be refused.

I have lived here for 35 years and I think this is the only time I have raised and objection and I am not sure of the form. I would be grateful if you could acknowledge this email and let me know if it counts as an objection or whether there is a different protocol required

Your sincerely
Charles Kent

From: Cherry Beath (Cllr)
Sent: 09 January 2017 15:54
To: Licensing
Subject: Licensing Applications. (Reference:16/03939/LAPRE)

I am writing with respect to the above Application to vary current Licensing, Applicant Castle Farm Organics.
:The variations include: To increase the range of licensable activities to include:Performance of Play, Exhibition of Film, Indoor Sporting Events, **Live Music, Recorded Music, Performance of Dance, Anything of a similar description and Late Night Refreshment.** Extend the sale of alcohol from 11:00 - 17:00 daily to Sunday to Thursday 09:00 - 23:30 and Friday and Saturday 09:00 - 00:00Increase the Hours the premises are open to the public every day.Include a non-standard timing in respect of New Year's Eve.

This Application, if approved, has very real negative effects on the area, and indeed my Combe Down Ward, which is adjacent to the area of the Site, affecting many residents homes

The area includes a beautiful valley, generally peaceful, and wonderful countryside, enjoyed by residents and visitors.

It would be entirely inappropriate to grant this application which would undoubtedly cause anti social noise disturbance, and both light and noise pollution. The geography indeed can act as an amplifier as far as sound is concerned, and entertainment, alcohol and festivities up to 11.30 pm, is unacceptable in this total setting.

There are other venues (such as local pubs, which need the local custom) in the area set up for late night alcohol purchases, and consumption, but which are set in much better environmentally suitable places.

I am lodging my objection to this Application, on the grounds of environmental harm, and noise and light disturbance

Please can you confirm receipt of this communication. And that it will be part of the information the Licence Panel reviews in deciding this Application.

I would like notification of the hearing date, and I would like to speak publicly on the case.

Looking forward to hearing from you.

Kind regards

Cherry

*Cllr Cherry Beath,
Combe Down Ward,*

*Shadow Cabinet Member for Economic Development and Heritage
Local Government Association Improvement & Innovation Board
Member of Avon Pension Fund Committee
Specialist Interests: Independent small Business, Heritage, Culture, Spa (Ancient & Modern) Digital and Creative Sectors
Bath & North East Somerset*

From:

Sent: 09 January 2017 14:40

To: Licensing

Subject: Reference: 16/03939/LAPRE

Banes,

I would like to lodge an official complaint against this application by Castle Farm Organics Limited - Reference:16/03939/LAPRE.

The sound already created by this burgeoning site already exceeds acceptable limits at antisocial hours. The location is very prominent on the hill and the noise created carries very easily across to the residential areas of Combe Down, especially with the prevailing westerly winds.

Regards
John Witty

Applicant Name: Castle Farm Organics Limited

Type of Application: Variation of Premises Licence

Status: Checks Outstanding

Details: Variation: To increase the range of licensable activities to include: Performance of Play, Exhibition of Film, Indoor Sporting Events, Live Music, Recorded Music, Performance of Dance, Anything of a similar description and Late Night Refreshment. Extend the sale of alcohol from 11:00 - 17:00 daily to Sunday to Thursday 09:00 - 23:30 and Friday and Saturday 09:00 - 00:00. Increase the Hours the premises are open to the public every day. Include a non-standard timing in respect of New Year's Eve.

Trading As: Castle Farm Organics Limited

Address: Castle Farm , Midford, Bath, BA2 7BU,

Parish: South Stoke

Ward: Bathavon South

Reference: 16/03939/LAPRE

Banding: TBA

Current Case Officer: Wendy Stokes

-----Original Message-----

From: Imogen Batterham
 Sent: 09 January 2017 16:26
 To: Licensing
 Subject: Castle Farm Midford

I understand castle farm have put in for an extended license application (16/03939/LAPRE) to allow events & sale of alcohol in the evening.

The extended hours for alcohol in itself is not the problem, but activities involving an increase in noise and light levels (live/amplified performances, Weddings, parties and the like) is a significant problem. The Farm sits at the end of a valley which means the noise will be heard throughout the valley to Combe down and down to Midford.

This is clearly a HUGE imposition on the residents of a large number of properties that have chosen to live in this area for the peace of what it gives.

I for one, would really oppose this application and trust others will do similarly.

Kind Regards

Imogen Batterham

-----Original Message-----


From: Peter Moore
Sent: 09 January 2017 18:08
To: Licensing
Subject: Castle Farm Barn - REPRESENTATION from Peter MOORE

Dear Sir,

I object to the application on the following grounds .

Prevention of Public Nuisance.

The extended music and alcohol hours and up 500 people being allowed on site will undermine the chances of nuisance being avoided and will with out doubt promote crime and disorder .

If you are of a mind to grant something ,Please put a condition that Noise may NOT be heard beyond the night club or wedding venues boundaries.  .

Church Lane
 Monkton Combe

For your consideration
 Best wishes Peter Moore

From: Jenny James
Sent: 10 January 2017 14:05
To: Licensing
Subject: Licensing Application reference 16/03939/LAPRE

Dear Licensing committee,

I wish to register my objection to the above referenced application to extend the licencing at Castle Farm to include live and recorded music and late night sale of alcohol. We live at Combe Down, BATH and so our house overlooks the valley (Horsecombe) and any loud music travels across the valley and would cause a disturbance in this otherwise peaceful environment. I don't object to putting on plays, films etc., but only if the curfew were a bit earlier - say 10:30? I think that would be more reasonable.

Many thanks for considering this objection,

Yours faithfully
 Jenny James

From: Bob White
Sent: 10 January 2017 18:03
To: Terrill Wolyn
Subject: Castle Farm Barn - REPRESENTATION Robert & Stella WHITE

Dear Ms Terrill Wolyn,
 Regarding the above license application from Castle Farm to extend their existing license conditions, I write to register our objections to this application on the grounds that live music, parties, recorded music and other activities unspecified, together with extended licensing hours will undoubtedly create increased and unacceptable levels of noise and further increase the disturbance in our neighbourhood late into the night.

Noise travels easily across the Midford valley, and any alterations to the Castle Farm license, (particularly regarding extensions of the sale of alcohol, extended opening hours and live or recorded music) will certainly adversely affect many households on the south side of Combe Down and especially the houses adjacent to the valley.

Yours sincerely
Robert and Stella White
Combe Down

From: james and gill bradley
Sent: 10 January 2017 22:08
To: Terrill Wolyn; Cherry Beath (Cllr); ben.howlett.mp@parliament.uk
Subject: Castle Farm Barn - REPRESENTATION Mr & Mrs BRADLEY

Dear Ms Wolyn, Councillor Beath and Mr Howlett

It has come to our attention that Castle Farm have applied for a licence to increase their range of activities.

We would like to strongly object to this proposal as feel it would dramatically affect the current quiet nights we experience as a result of living in a peaceful neighbourhood.

We have twin daughters who are currently 7 years of age and if this licence is granted I am sure their sleep and in turn their education at school would suffer as a result.

There are many families in our street with even younger children and pets who would also be affected from the noise such a licence would create.

We have previously experienced loud music being played into the early hours of the morning a few years ago and I believe it was due to an event held at this farm.

We are located across the valley to Castle Farm at Horsecombe Brow. We urge you to refuse this licence on the grounds that it will disturb the peace and cause sleep deprivation to many households nearby.

We would be grateful if you could confirm receipt of this email and if you require anything further please do let us know.

With best wishes

Mr and Mrs Bradley

-----Original Message-----

From:

Sent: 10 January 2017 22:59

To: Licensing

Subject: Licensing application no. 16/03939/LAPRE

Dear Sir

I object to the application from Castle farm Midford for the following reasons Prevention of public nuisance Extending the licensing hours until midnight on Friday and Saturdays and 23.30 on the remaining weekdays for up to 500 people will destroy the peace and quiet of Southstoke Midford ,Combe Down and Monkton Combe areas which are surrounded by beautiful countryside.

The extended music and alcohol hours for this amount of people will undermine the chances of nuisance being avoided and will without doubt promote crime and disorder.

Please refuse this application and consider the 100s of people and families whose lives will be ruined if it is allowed.

Best wishes

Sandie Moore
Monkton Combe

From: marc novak

Sent: 10 January 2017 18:51

To: Licensing

Subject: Castle Farm Licensing

Licensing Applications. (Reference:16/03939/LAPRE) Everyone on the south side of Combe Down is already subjected to loud music and general noise from the Cross Keys public house on numerous occasions through out the year often late into the night and on occasion so loud as to make sleep impossible.

From past experience the noise from Castle Farm on Midford Road is very very loud being directly and unobstructed across the valley from southern Combe Down and granting a license for increased drinking hours, live and recorded music ect is going to have a huge impact on the quality of life no only for the residents of Combe Down but also everybody living on the Midford Road and Bumpers Batch ect.

Over the last few years Castle farm has grown from a single shed to what it is today and residents have already been subjected to loud music and drunken shouting late into the night from private parties and it seems incredible that the council would allow further expansion and the associated noise that will go with it in a generally tranquil and totally residential area. This is not a city centre but a quiet suburban area and surely the residents have a right to peace and quiet.

I would there fore like to lodge my objection to this licence for all the above reasons and hope that the licensing officer involved will appreciate how inappropriate it is for this area. Yours sincerely

Marc Novak

-----Original Message-----

From: Jude Lisney

Sent: 11 January 2017 09:51

To: Licensing

Subject: Licensing application for Castle Farm Organics, Midford (16/03939/LAPRE)

Dear Ms Stokes,

I am writing to you to raise my concerns regarding the above licensing application.

I live across the valley from Castle Farm in Pioneer Avenue and am worried about the extra noise that the increased activities will generate. In certain weather conditions the noise from traffic on the Midford road can be clearly heard as it travels across the valley. The level of noise generated from live and recorded music will be much greater than traffic noise and extend well into the night. This will greatly disturb the peace of this area.

I am also concerned that some of the events in the application do not seem appropriate for either the location of the farm or the type of business it is.

Yours sincerely

Mrs Lisney

-----Original Message-----

From: Richard Lewis

Sent: 11 January 2017 11:07

To: Licensing

Cc: Bob Goodman (Cllr)

Subject: Castle Farm Licensing Application 21/12/16 Ref: 16/03939/LAPRE

We wish to raise an objection to the granting of this licensing application on the grounds that loud and particularly amplified music played at the Castle Farm site can disturb the peace and tranquillity of our lives on the opposite side of the valley.

The topography of Horsecombe Vale - the land rises above Castle Farm at the closed WNW end - tends to amplify the sound further, and the prevailing wind from the SW carries the sound directly over to us along Beechwood Road in Combe Down.

From our bedroom, which overlooks the houses in Beechwood Road, we can see the Castle Farm buildings. Therefore there is nothing between us and them to lessen the noise that can come from that direction. After dusk the sound will be often louder due to the inversion of the atmospheric temperature gradient and the refraction of the sound waves downwards, making evening events even more disturbing.

Whilst not wishing to stop all celebrations involving loud music on the odd occasion in the neighbourhood at a private house, the granting of a license to do it on a commercial basis till 23:30 from Sunday to Thursday and to midnight on Friday and Saturday would be very unwelcome for us and many of our neighbours. We trust that you will reject this application, or at least severely restrict the part relating to activities involving loud music, drumming or other noise.

Richard & Ruth Lewis
Combe Down

From: Simon Jones
Sent: 11 January 2017 12:11
To: Licensing
Subject: Objection to licensing application ref: 16/03939/LAPRE

Dear Sir/Madam

I would like to object to the following licensing application:

Castle Farm Licensing Application BANES Licensing Ref: 16/03939/LAPRE

As a resident of the Monkton Combe side of Combe Down, I object to this application on two counts 1) it is very concerning from a noise pollution perspective and 2) it is deeply inappropriate for the area.

Point 1: As a resident (just off Summer Lane) I know all too well how sound carries across the valley from the Midford side. On several occasions we have been disrupted/annoyed/kept awake by music played outside some of the residences on the Midford side of the valley. Sounds carry unhindered across the valley and even music at moderate volume can sound as if it is being played just a few yards from our home, completely disrupting the quiet rural atmosphere of the area. And that's domestic music – the thought that this might happen on a more regular, commercial basis is very concerning, indeed.

Point 2: The area around Castle Farm is a rural idyll on the edge of a vibrant city. It seems wholly inappropriate to establish a late-night licensed bar/cafe and music venue in such a place - which will certainly disturb the rural tranquility of the area - when there is an absolute abundance of bars, restaurants and nightclubs just a 3 miles miles away in Bath. Also, I would like to point out the temptation for drink-driving that may be created by a late-night drinking establishment outside of the city centre.

Please pass on my objection to all concerned and email me by return to acknowledge receipt.

Many thanks for your time.

Simon Howell-Jones

From: Patricia Jones
Sent: 11 January 2017 12:42
To: Licensing
Cc:
Subject: Application by Castle Farm

Dear Sirs, I wish to complain very strongly about the recent application by Castle Farm to increase their Licensing hours. I live across the valley and because of the topography we can hear every sound and music and partying until midnight would be objectionable. It is an area of outstanding natural beauty with extensive wildlife and I think that any further development which this application anticipates would be very damaging. I would be grateful of your serious intention to turn this down. Yours sincerely, Patricia Jones, Horsecombe Vale, Bath

From: Philip Furze
Sent: 11 January 2017 13:10
To: Licensing
Subject: 16/03939/LAPRE Castle Farm Organics, Castle Farm, Midford, Bath, BA2 7BU

For the attention of Ms T Wolyn.

I object to the granting of the above licence. The current planning consent limits the opening hours of the cafe to between 11.00 and 17.00.

Any increase of the usage of the premises will have a significant detrimental impact both on highway safety and the Green Belt.

Noise and external lighting, if the application is granted, will adversely affect properties on the opposite side of the valley – I live in Horsecombe Brow and the application site is clearly visible..If granted this will continue the insidious creeping commercial/industrial development of what was until not long ago a green field.

Philip Furze FRICS
 Combe Down

From: Olivia Shone
Sent: 11 January 2017 13:28
To: Council Connect
Subject: Please forward to Terrill Wolyn

Hello

It has recently come to our attention that there is an application ref 16/03939 by Castle Farm. **We don't mind any of the activities EXCEPT** for loud music being played at night as the valley carries sound very perceptibly and it would be noise pollution.

Please let me know you have lodged this objection.

Best wishes
 Olivia Shone
 Horsecombe Brow

From: Judith Parfitt
Sent: 11 January 2017 17:03
To: Licensing
Subject: Licence No 16/03939/LAPRE

Licensing Services
 Lewis House
 Manvers Street
 Bath BA1 1 JG.

9 January 2017

Dear Sirs
Objection to Increasing the Range of Licensable Activities
at Castle Farm Midford. BA2 7BU
Licence No 16/03939/LAPRE

I write to register in the strongest possible terms our objection to this application.

Already disturbance has occurred because the bowl of Horsecombe Vale traps noise which radiates to houses all around. This includes Combe Down, South Stoke and

Midford. Increasing further licensable activities, especially until very late/early hours will aggravate this situation. This application is totally unwarranted and unacceptable.

Castle Farm Cafe is now in a very shabby and disreputable state with Horsecombe Vale a shadow of its former glory -- the footpaths around Castle Farm are very difficult to negotiate and almost unsafe for walkers of all ages. Borders are blurred.

Further activities at Castle Farm will constitute a public nuisance and danger, not only in the Vale but at the Midford Road entrance, situated at a tricky bend.

The increase in planning applications at the site is ongoing - a nibbling away of an AONB area. In the 1980s a request for a Dry Ski Slope was roundly defeated - and this application must also be refused.

I trust that this application will **NOT** be granted.
Yours faithfully,

Judith A.Parfitt (Mrs)
South Stoke

From: Ann Stewart
Sent: 11 January 2017 20:15
To: Licensing
Subject: Castle Farm Officer Wendy Stokes
Importance: High

Dear Ms Stokes

Castle Farm, Midford BA2 7BU 16/03939/LAPRE

I wish to object to the above application for Premises Licence.

This licence would appear to allow up to 500 people on site until 11.30 pm weekdays and midnight on Saturdays and more at New Year's Eve.

It appears to have minimal restrictions ie allows live music, recorded music, dance, films, plays and indoor sporting events.

The area involved is an 'organic' farm just outside the city boundaries of Bath in an Area of Outstanding Natural Beauty and the beginning of the Cotswold Way. It is on an extremely dangerous piece of road where the traffic speeds and visibility is poor. Up to 250 cars going in and out for events at restricted would create a significant problem on an already very busy road.

But my prime concern is the noise level..the contours of the valleys round Bath means that the noise funnels across and down. Where we are at Tucking Mill you might be surprised to learn that we could hear events at Combe Grove(when they were allowed weddings outside) and at times Oldfield Rugby Club. And I well remember the time some years ago when there was a big intrusive noise event at Castle Farm...a wedding I think and I doubt there were 500 guests. The noise level then sounded as though the

event was in my back garden. If Midford Castle , the neighbours to Castle Farm, have a party which they do rarely and ask local permission, you can guarantee that we will hear it throughout the evening and will not sleep. The thought of that going on every night would certainly create a public nuisance and be intolerable. The potential and actuality of noise on an uncontrolled and ongoing basis will certainly undermine the Council objective of preventing public nuisance and the availability of alcohol for so long to so many will undoubtedly fuel increased disorder and lack of control.

If you must grant the licence and I hope you do not, I would ask that the noise level be contained within the building and nothing outside. These events are seriously inappropriate in this area and on this farm.

Yours sincerely

Ann Stewart

From: Lorna Sandes

Sent: 11 January 2017 19:50

To: Licensing

Subject: Castle Farm Licensing Application 21/12/16 Ref: 16/03939/LAPRE

We strongly object to this proposal as a preposterous intrusion on our enjoyment of our local quiet rural neighbourhood. Noise, bright lights, vehicle movements would be extended far into the peaceful nights that we now enjoy, and the prevailing south west wind would add to noise reaching us. A similarly alien proposal for a ski run was refused planning permission some years ago, so this area is obviously under pressure, and this proposal would only lead to further harm if approved.

Please refuse this very bad proposal.

A and L Sandes

Beechwood Road, Combe Down

Subject: Neighbourhood Watch - Castle Farm Licensing Application 21/12/16

Ref: 16/03939/LAPRE

Dear neighbours,

You may wish to know that Castle Farm on the other side of the valley to us have applied to extend their licence:

"To increase the range of licensable activities to include:

Performance of Play, Exhibition of Film, Indoor Sporting Events, Live Music, Recorded Music, Performance of Dance, Anything of a similar description and Late Night Refreshment.

Extend the sale of alcohol from 11:00 - 17:00 daily to Sunday to Thursday 09:00 - 23:30 and Friday and Saturday 09:00 - 00:00

Increase the Hours the premises are open to the public every day. Include a non-standard timing in respect of New Year's Eve."

From: John Lister
Sent: 11 January 2017 19:34
To: Licensing
Subject: Licensing Application 16/03939

Dear Wendy

I am writing to object strongly to the idea that Castle Farm should be given a licence to hold music events late into the evening as well as an extension licence to sell alcohol.

This would be a gross misuse of land in Horsecombe Vale which is an area of outstanding natural beauty having much wildlife which will be disturbed by music and noise at all times, particularly late at night. Owls in particular can often be heard calling across the valley and an abundance of other wildlife including deer, badgers, foxes, bats and many other birds make the valley their home. Noise travels very easily across a valley so much disturbance would be caused to residents on the opposite side of the valley. The increased number of cars that the proposed events would generate would only add to the already dangerous hazard of exit and entry to the site from a very busy and quite dangerous road.

Regards

John and Chris Lister

From: Michael Lunt
Sent: 11 January 2017 20:58
To: Wendy Stokes; terill_wolyn@bathnesgov.uk
Cc: Cherry Beath (Cllr); Bob Goodman (Cllr)
Subject: Castle Farm Licensing Application 21/12/16 Ref: 16/03939/LAPRE

We wish to object to the above licensing application on the following grounds:-

1. The potential for noise pollution - particularly at the antisocial hours after 10pm when we are attempting to sleep. We have experienced this unpleasant problem in previous years which is not helped by the geography of this lovely valley which channels noise throughout the valley. Pop music is also always played at deafening volumes which increases the noise pollution.
2. The additional problem of strong lighting with possible disturbance from firework displays, not to mention the unfortunate upsetting of our dogs.
3. Generally the disrespect for this area of outstanding natural beauty.

We hope that you will consider these points very carefully

Michael and Sarah Lunt Summer Lane, Combe Down

From: Virginia
Sent: 12 January 2017 11:15
To: Terrill Wolyn; Wendy Stokes
Cc: Cherry Beath (Cllr); Bob Goodman (Cllr); Charles Wakefield
Subject: Castle Farm Barn - REPRESENTATION - Virginia & Charles WAKEFIELD

Dear Ms Stokes,

We are writing in objection to the application for an extended license at Castle Farm. We are very concerned about the implications for noise disturbance for everyone living on this side of the valley. A few years ago there was a memorable day when a wedding was held there, my husband and I and our three children were kept awake until 2am by the sound of thumping music reverberating up the valley.

We are afraid that noise carries extraordinarily well up the valley. If they were permitted to hold events until 23.30 as proposed on a school night, and every Friday and Saturday night it would become completely intolerable for the large residential population of this side of the valley. We are also conscious that these include a lot of older people who will be unaware of the window of opportunity to object to live and recorded music every weekend until late. It is completely unacceptable to have a venue of this nature so close to quiet residential community, most of whom chose to live in Combe Down for its peaceful location and aspect. Please do not permit the extended license.

Yours sincerely

Virginia & Charles Wakefield
 Summer Lane
 Combe Down

Licensing Applications. (Reference:16/03939/LAPRE)

-----Original Message-----

From: Martin Coulson
Sent: 12 January 2017 11:11
To: Terrill Wolyn
Subject: Castle Farm Barn - REPRESENTATION Martin COULSON

Objection to application 16/03939/LAPRE Castle Farm Barn.

I wish to object in the strongest manner to this application on the grounds of noise generation from the premises. The location of 'Castle Farm Barn' is such that any loud noise generated by entertainment at that location is reflected by the local topography and sound is directed across the Horsecombe Valley to Combe Down.

I have lived on Summer Lane for over 10 years and operate a holiday let that is on the sight line from the premises. The holiday let is prized by guests for peace and quiet. I am therefore objecting as both a resident and business owner. I am particularly concerned about the reputation of my business and the potential this application has to cause a reduction in both rentals by period and overnight rental rates.

From experience of the previous event on the site it is clear that noise adversely impacts quiet enjoyment of family life and the tourist business on which much of Bath depends.

It is quite outrageous that Licensing should agree to licence events in the AONB such that they impact adversely on quiet enjoyment of the countryside. The Cotswold AONB Management Plan specifically mentions that any development that affects tranquility causes an adverse impact on the AONB (especially if a cumulative impact) and should be refused. This application is likely to generate a cumulative impact by periodic use.

In conclusion, this licence application is egregious and totally unsuited to the location. The potential for disruption to the community, visitors and the protected countryside is materially significant and it should be rejected.

Martin Coulson
Summer Lane

From: Sally Coulthard
Sent: 12 January 2017 10:41
To: Wendy Stokes
Cc: Bob Goodman (Cllr); Hew Balfour
Subject: Castle Farm Licensing Application Ref: 16/03939/LAPRE

Dear Wendy,

As a resident of Summer Lane, Combe Down, Bath, I am writing to register an objection to any variation to the licensing hours or the activities granted to Castle Farm Organics Limited.

My understanding is, that based on previous, perhaps temporary licences, granted in the past that there is a risk of significant noise pollution in the valley. This is amplified by the nature of the valley and causes a genuine noise problem on the Combe Down side.

My husband (Hew Balfour) and I own 2 properties on Summer Lane..... and both would be potentially affected by any change and extension to the current agreement, either to the activities permitted or to the length of the licensing hours.

Please could you advise if this note is sufficient for registering an objection on behalf of both my husband and I, and also on behalf of both properties, or whether I need to register an objection by any other means.

I look forward to hearing from you

Kind regards

Sally

From: IF and ACM Wright
Sent: 12 January 2017 09:48
To: Licensing
Subject: Castle Farm Licensing Application 21/12/16 Ref: 16/03939/LAPRE

We strongly object to this proposal as a quite ludicrous application which will effect the entire areas enjoyment in our our local quiet rural neighbourhood and could easily lead to an all year round chaotic Glastonbury Festival situation . The horrendous noise that would be caused from the live music booming noise, bright lights, vehicle movements, people shouting , horns blaring would be extended far into

the peaceful nights that we now enjoy, and the prevailing north east wind would add to noise reaching us. Have you thought about the increased volume of traffic, safety, young children out playing, dog walkers. A similarly idiotic proposal for a ski run was refused planning permission some years ago, so this area is obviously under pressure, and this proposal would only lead to further harm if approved.

Please refuse this very bad proposal.

Yours sincerely

Ian and Alison Wright

Subject: Neighbourhood Watch - Castle Farm Licensing Application 21/12/16
Ref: 16/03939/LAPRE

From: JOHN FAIRMAN

Sent: 12 January 2017 10:14

To: Terrill Wolyn

Cc: Cherry Beath (Cllr); ben.howlett.mp@parliament.uk

Subject: Castle Farm Barn - REPRESENTATION - John FAIRMAN

Dear Ms WOLYN,

Re above application for Castle Farm I would like to raise serious concerns which would affect me and other residents adversely if this planning application was approved for the following reasons:-

Castle Farm is set in a very beautiful tranquil valley of Midford near Bath. The whole valley has been almost left unspoilt for wildlife, bats and other variety's and species of animal and plant life. This is a very peaceful garden of Bath.

This Farm has received status of selling organic produce.

Sounds from the valley can be heard over most of Combe Down on one side and Hinton Chaterhouse on the other.

Cattle graze on farm land here

At night there is no light pollution in the valley

All this will change if this licence application is approved.

The main road linking Castle Farm has no street lighting around the entrance of this farm, it will become a black spot with the increase in vehicles parking wherever they can in the dark.

There will be public safety concerns especially during the hours of darkness for residents and other road users in this area on roads here.

There are no pavements for pedestrians here at all, so even if persons who attended this venue were to travel by public transport they would have to walk along unsafe dark roads for almost a mile to reach it. I do not think that these persons would be wearing fluorescence jackets and lights.

This would put an additional strain on council budgets to improve safety here, and in some areas of this road no pavement could be built anyway.

The farm land is very rough and uneven, if a car park was to be built here it will encroach upon organic farm land. Lighting would have to be improved this will encroach on pollution of the land.

This is rural farm land, there are farms dotted all over this side of bath, and believe it or not we have public houses in the area which could hold these type of events. We have church and village halls which could also be used to hold these events under used. These venues have lighting, car parks, experienced staff and are underused, so why do we need another licensed premises.

The Packhorse pub in Southstoke is about to be refurbished, this has a hall next to it which could hold events, why do we need to change a farm building to become a sporting and late night music and dance venue. If this is approved then it will set a precedence for all farms to follow suite, against the wishes and concerns of the residents of the area.

The land will become polluted with the number of people and vehicles using these premises, farming will have to change and the farm will loose its organic status.

Public Safety is another issue, we will have public nuisance across the valley with noise of music which will travel, people, with this type of event this could lead to public order situations, shouting and swearing at night. Police cannot cope with situations at night now and have to employ other support staff to assist in public order of Bath city centres.

Taxis and other hire cars will start causing congestion in the road around these premises. Are you going to provide a taxi pick up point here? if so where?

Residents who live in this area choose to do so to move away from noisy polluted central areas of Bath and have to pay a premium to do so in respect of rates and cost of housing. The residents are aging, none of them would want this intrusion, to be kept up all night listening to loud noise of music and people from this venue. I have already stated that noise will travel.

Who is going to police events at these premises? They will need policing. We have no spare police, you I am sure are busy dealing with other issues in controlled premises in town.

If the persons who want to hold events really want to do this for the right reasons, why don't they use some of the facilities in the area already in place?

I submit my concerns and my objections on behalf of me and my wife Mary

Thank you for reading and considering my concerns

Yours Sincerely

John and Mary Fairman
Pioneer Ave
Combe Down

PS I have submitted this to my MP and Councillor as I would like them on my behalf to also object, as they both know the area well and will have the same concerns as me and possibly more.

From: Becky Arbaud
Sent: 12 January 2017 10:54
To: terrill_wolyn@banes.gov.uk; Licensing
Subject: Reference 16/03939/LAPRE

Dear Ms Terrill

I am writing to lodge my objection to the licensing application made by Castle Farm, Midford Road.

I live at Pioneer Avenue, just directly across the valley from the Farm, and I don't doubt that my family would be affected by the extra noise generated by the licenses applied for (particularly the late night refreshment / Extension of sale of alcohol).

Our neighbourhood is already in danger of being destroyed with the extra volume of traffic on the roads due to the housing developments going on. Please don't allow the sanctuary of our own homes in the evening to be destroyed too ☹

Best wishes,
 Becky Arbaud

From: carlos elvira
Sent: 12 January 2017 13:31
To: Terrill Wolyn
Subject: Castle Farm Barn - REPRESENTATION form Carlos and Mary ELVIRA

Dear Ms Wolyn:

I spoke to one of your colleagues in the planning and licensing office about this matter and it was suggested that I should write an email directly to you.

Therefore I am writing on behalf of me and my wife to make known our strong objection to the above reference Licensing application, since the increase in activities seem to us to be totally unacceptable for the location in question. Our home (property) Beechwood Road, is literally across the small valley from Castle Farm and around 600 Meters in direct line from their buildings.

The level of noise and the times when the new activities would take place would create great discomfort and change our environment in way completely unacceptable to us .

We would kindly ask the council officials to object in the interest of the green belt policy and the resulting disturbances to the neighbours from these extended activities and new extended timings.

In the past we have already experienced the discomfort during the evening of the loud music coming from the inside of those buildings during the summer, which we can just assume, was as a result of playing loud music with open doors or windows, especially the Bass noise levels .

From the point of view of outdoors sporting activities, we would also be very worried if there were allowed to hold motocross or other motor events, which would not only produce noise, but pollution and also would change the land scape.

In all it seems a very excessive and wide range of activities.

Many thanks for your kind attention and time in reading this objection.

Please let me know if there is anything I should do, or is this sufficient from my part.

With Kind Regards

Carlos and Mary Elvira

From: anthony le couteur

Sent: 12 January 2017 13:48

To: Licensing

Subject: Castle Farm Case No 16/03939/LAAPRE Licensing Application

For the attention of Terrill Wolyn

I wish to object most strongly to this application. I live in Clevedale Road on the perimeter of Horsecombe Vale, a natural amphitheatre such that any loud music reverberates naturally around the whole area. I remember some years ago a party late at night at Midford Castle caused, according to the police hundreds of complaints.

Castle Farm is next door to Midford Castle so a similar nuisance would be inevitable from live or even recorded music.

It is not unreasonable to expect some degree of freedom from unnecessary noise and disturbance in a residential and semi rural area.

I think access and egress from this site would also cause danger, and nuisance to nearby properties particularly late at night.

There are already plenty of outlets for alcohol within fairly close proximity to this site eg. Hope and Anchor Midford, Red Lion Odd Down, Cross Keys Combe Down, Forester and Flower Combe Down, and also the newly reopened Packhorse Southstoke. There would appear to be no immediate demand or need for further licenced premises.

One would imagine that the Licence Castle Farm already holds would be sufficient for the type of business, i.e. organic farming carried out there. A further extension of activity to that proposed would seem to be at odds with the current use which is more appropriate to what is essentially a rural area.

From Anthony Le Couteur

From: Sheila Neill

Sent: 12 January 2017 12:57

To: Licensing

Subject: Castle Farm license application

I wish to register my strong objection to this application on the grounds that it undermines the prevention of Public Nuisance Act by prolonged and possible loud music which is totally unsuitable to the setting. Furthermore the exit of large numbers of cars on to the narrow but busy B21330 is liable to create a dangerous situation.

Sheila Neill, South Stoke

-----Original Message-----

From: Brian

Sent: 12 January 2017 13:03

To: Terrill Wolyn

Subject: Castle Farm Barn - REPRESENTATION Brian THOMAS

Dear Sirs

I refer to the above application relating to Castle Farm on Midford road.

I object strongly to this application. I live directly south of Castle Farm. This area is of outstanding natural beauty. It is a quiet rural countryside location with a large number of animals and birds living in the valley including barn owls and other protected species.

An application to allow loud music until late at night will be highly disturbing both to ourselves, the numerous neighbours and to the wildlife in the intervening valley. It is a totally inappropriate location for such a music venue and the other events proposed and harmful to the environment due to the planned noise pollution etc.

I trust the application will be rejected as is appropriate.

Yours faithfully,

Brian Thomas
Cleevedale Road

From: David Beaugeard

Sent: 12 January 2017 15:26

To: Licensing

Subject: Objection

I am writing to lodge my objection to planning application number 16/03939/LAPRE. The reasons for my objection to this proposal are as follows. The very real potential for loud disruptive music echoing around the valley and neighbouring properties, the extension to trading hours off a busy road and the general mess and commercial disruption brought to a tranquil rural setting. We live at Southstoke Road.

David & Sara Beaugeard

Date: 12 January 2017 13:03:10 GMT

To: terrill_wolyn@bathnes.gov.uk

Subject: Case 16/03939/LAPRE

Dear Sirs

I refer to the above application relating to Castle Farm on Midford Road.

I object strongly to this application. I live directly south of Castle Farm. This area is of outstanding natural beauty. It is a quiet rural countryside location with a large number of animals and birds living in the valley including barn owls and other protected species.

An application to allow loud music until late at night will be highly disturbing both to ourselves, the numerous neighbours and to the wildlife in the intervening valley. It is a totally inappropriate location for such a music venue and the other events proposed and harmful to the environment due to the planned noise pollution etc.

I trust the application will be rejected as is appropriate.

Yours faithfully,
Kathleen Thomas

Cleevedale Road

-----Original Message-----

From: Jean Cowley
Sent: 12 January 2017 15:47
To: Licensing
Cc: South Stoke Parish Council;
Subject: Castle Farm Licence no 16/03939/LAPRE

Dear Sir,

I object to this application on the following grounds.

- 1) It is grossly premature to grant a fundamental extension to a licence before you have any experience of any operations under the existing conditions
- 2) The application was submitted on December 21 with the apparent intention of avoiding objections within the statutory timescale.
- 3) The premises are in a quiet area designated as an AONB and those of us living nearby should not be subjected to noise at night.
- 4) The limits on the opening times on the original licence were presumably sought and or granted with that consideration in mind.

Your's sincerely,

Jean Cowley
Bumpers Batch
Midford Road

From: Ruth Turner
Sent: 12 January 2017 17:32
To: Terrill Wolyn
Subject: Castle Farm Barn - REPRESENTATION Mark and Ruth TURNER

Please find attached our objection to this license extension. We're not happy about the original license, let alone this one. We live directly opposite.

Regards

Ruth & Mark Turner
Horsecombe Vale

Ref: License application 16/03939/LAPRE

Dear Terrill,

Please register our objection to the above license. We already noted our objection to the original application, which formed part of the planning application for the property. We were disappointed to see that the application was permitted.

Noise Pollution

Living directly opposite Castle Farm, we are able to hear people talking as they walk through the fields/cycle along the Midford Road during daylight hours when the weather conditions are right. At night sound carries straight across and right around this valley. When parties have been held at this property previously the live music has started at midday on a Saturday and kept us awake well into the early hours of Sunday.

We feel that the noise pollution generated by any events of an outdoor nature would be intolerable on our side of the valley, whether by day or night, but especially at night. The plan for the farm shows an outside seating area, which presumably the owners are hoping to use for their planned events. The plans also show a large car parking area for 20/30 vehicles, which suggests that there could be in excess of 100 people attending the site.

AONB & Wildlife

Castle Farm is also situated in an area of outstanding natural beauty and its peaceful nature attracts extensive wildlife. The development so far has been somewhat ramshackle and is already spoiling the look of the valley. Noisy events with large numbers of people would surely also have a detrimental effect on the extensive wildlife that inhabits the valley, such as the local deer, bats and owls.

We strongly object to this application.

Yours sincerely

Mark & Ruth Turner

From:

Sent: 12 January 2017 17:29

To: Terrill Wolyn

Subject: Castle Farm Barn REPRESENTATION - Christine ABSOLON

We would like to object to the licensing of Castle Farm Organics Ltd in gaining a licence for live music, films, plays and other activities in the evenings that will cause noise.

I remember about 6 years ago lots of noise from that area, that echoed around the valley. We could not work out where it was coming from initially and checked the local pub the Cross Keys, but this was not involved. Because of the shape of the valley the noise travels in unexpected ways.

Christine Absolon
Bradford rd

From: Bharat Pankhania

Sent: 12 January 2017 23:56

To: Licensing; Bob Goodman (Cllr); Cherry Beath (Cllr)

Subject: Castle Farm Licensing Application 21/12/16 Ref: 16/03939/LAPRE

Dear Sirs and Councillors Beath and Goodman

We have just found out about the above application via our neighbors.

Our first point of concern is that BANES council appears not to have exercised its duties in informing us about this application. Whilst notices may have been put up in the vicinity of proposed application, the proposals in the application will have a direct effect across and over the valley to where we live on Beechwood Road, we should therefore have been notified, via notices or any other suitable form, of this application by the council.

We object to all aspects of the application and our reasons for this objection are as follows:

1. Our residence is in the "countryside", this is an area for the tranquil enjoyment of the countryside, where the sounds of nature, the call of the birds, the larger birds such as the Owls and other sounds associated with the countryside are there to be cherished and enjoyed. Music in the middle of a tranquil countryside, is unsuitable and will be a major intrusion for many residents including ourselves to have to endure noise from amplified music at the proposed site.
2. This application, if granted, will be a major change in the character and peaceful enjoyment of our homes. People have chosen to live here for the peace and quite with considerable emphasis on the absence of both light and noise pollution.
3. The topography of the landscape is such that sound travels all the way across the valley and can be heard for a long distance away from the site of the sound origin.
4. Furthermore, in the evenings, as the ground temperature drops, the sound hugs the terrain and comes across the valley loud and clear.
5. On a regular basis we can clearly hear noises made by the cows in the fields across the valley and this clearly demonstrates that the topography of the land here makes the sound travel much further. Please be assured we are not objecting to the noise of the cows, this is a countryside area and we happily accept these "countryside" noises. Having to put up with music and its associated noises on the other hand will be unacceptable.
6. Our points in item 3 and 4 above are not hypothetical assertions, we have experienced noise nuisance from Castle Farm in the past. They have had loud music played over summer bank holidays and it has been a very disturbing and upsetting experience. Furthermore when our neighbour, from Spring Bank, walked all the way to the farm to request for the music to be turned down, the party makers at the farm had the temerity to turn it down whilst he was there for them to only turn it up by the time he had walked back to Beechwood Road. This sort of callous disregard for the neighbours is of grave concern to ourselves.

7. Further to this experience (item 6 above), we are anxious about granting Castle Farm any licence, as they have showed clear and utter disregard for their neighbours in the past.

8. We recall calling the council's central switchboard only to be told by the call taking agency that the council does not send out Environmental Health Officers for noise complaints in the BANES area, we were left with nil readdress that bank holidays weekend. We also remain concerned that there are no BANES noise abatement officers on duty over evenings and weekends to assist us in the future.

9. Castle Farm purports to be promoting "Organic Farming", organic farming is often synonymous with living in harmony with their surroundings, and we are at a loss to understand why they cannot also live in harmony with nature and the observe the harmony of the surrounding countryside and the very long term local residents, like ourselves, who have purposely chosen to live in this area.

10. As a senior Public Health Physician, I wish to also make representations and alert you that there is a wealth of scientific literature which clearly demonstrates that noise of any kind, especially the introduction of "new noise" has a detrimental effect on peoples health and well being. The proposals by Castle Farm are a major change for this locality which will have a detrimental effect upon the local residents and thus we object to the entire proposals.

Dr Bharat Pankhania, Mrs Alison Pankhania
Beechwood Road

From: Tim and Sue [mailto:dewesfamily@hotmail.com]

Sent: 12 January 2017 22:57

To: Terrill Wolyn

Subject: Castle Farm Barn - REPRESENTATION - Tim and Sue DEWES

Dear Mr Wolyn

My wife and I would like to express to you our considerable concern at the proposal of Castle Farm to extend the terms of their entertainment licences. It looks to us that if these licences are granted there will be considerable disruption to many houses on our side of Horsecombe Vale, and even to ourselves, who are residents of Clevedale Road. We do not like the idea of late-night noise and general disruption of the quiet evenings we currently enjoy. This would apply particularly in the summer, when we would like to be able to be in our garden, but also at this time of year, when late night noise will be especially difficult to bear. I do hope you will be able to use your influence to ensure that the licence application is not successful.

Thank you for your work on our behalf.

Yours sincerely

Tim Dewes

From: Andrew Turnbull
Sent: 13 January 2017 10:03
To: Terrill Wolyn
Subject: Castle Farm Barn - REPRESENTATION - Andrew TURNBALL

Dear Sir,

I write with regard to the above licencing application.

I live at Combe Road, adjacent to Shepherd's walk in Combe Down.

From experience I know that any music played resonates across and down the valley.

This application would give noise pollution to all the residents who live along the south side of Combe Down. I am told that the police have previously been called to private functions at this address, and I would strongly object to this application, which would allow this to happen on a regular basis.

Thank you for your attention

Yours faithfully

Andrew Turnbull

From: Martinj H
Sent: 13 January 2017 10:36
To: Terrill Wolyn; Licensing
Subject: Castle Farm Barn - REPRESENTATION - Martin HOBDA

Dear Ms Terrill,

As a resident of Combe Down and a Trustee of the C D Stone Legacy Trust I feel I must add my voice to the murmur of decent that is gathering strength in the community and object to the proposed licensing of this site.

It is completely inappropriate to even consider this application.

The land in question is in an area of outstanding natural beauty. The present use as a garden/farm shop is inappropriate, I can honestly say that I have never seen a customers vehicle on the site.

This application is simply an attempt to circumvent planning laws and should be seen as such and refused with out a second thought.

The site is shambolic, chaotic, disorganised mess which is a disgrace. The idea of late night drinking , live music and all the ensuing problems including light, sound and water pollution is ridiculous.

Yours,
 Martin Hobday

From: Michael Earp
Sent: 18 January 2017 12:08
To: Terrill Wolyn; Licensing
Cc: Cherry Beath (Cllr); Bob Goodman (Cllr); Neil Butters (Cllr); Val Lyon
Subject: Castle Farm Barn - REPRESENTATION (as amended) M EARP and V LYON

LICENSING ACT 2003

INTERESTED PARTY REPRESENTATION (AMENDED) re: Castle Farm Organics Limited Licensing Application 21/12/16 Ref: 16/03939/LAPRE

We object to the granting of this licensing application on the grounds that loud and particularly amplified music, played at the Castle Farm site will disturb the peace and tranquillity of our lives and many others who live on the Combe Down ridge facing the Farm in this AONB.

As you will have observed from your own site visit, the topography of Horsecombe Vale, where the land rises behind and above Castle Farm at the closed WNW valley end, tends to amplify sound which the prevailing wind from the SW carries directly to Combe Down. Our home looks straight across the valley to the Castle Farm buildings, with nothing between us and them to lessen the noise from that direction. After dusk we have noticed that traffic noise on Midford Road is often louder due to the inversion of the atmospheric temperature gradient and the refraction of the sound waves downwards, thus making evening events even more disturbing. Many residents in Combe Down will recall a particularly noisy event at the Farm a while back, when a very loud 'drum and bass' party continued well beyond midnight.

By virtue of Government's partial deregulation* of several entertainment activities, the performance of e.g Live Amplified Music is un regulated when:

- * The performance takes place on any premises licenced to sell alcohol for consumption on those premises, or, any other workplace; and
- * The performance takes place between 08:00 and 23:00 hours on any day, and
- * The performance is before an audience of no more than 500 people.

Effectively therefore these premises already have an implied licence and so we object to the explicit 'increase in the range of licensable activities' on the ground that such grant would enhance the applicant's protection against enforcement action by Licensing Sub-Committee should problems occur (such as noise nuisance) namely, that it will be more difficult to bring the premises before the LSC to have their licence reviewed, and, if seen fit, to determine that such activities be treated as if they were once again regulated and reduce the times such activities take place or remove them in their entirety from the licence if there was good evidence to regulate.

Furthermore you will aware that such activities breach the Cotswolds Conservation Board Position Statement of adverse Impacts on the Setting of the Cotswolds AONB: **"loss of tranquillity through the introduction or increase of lighting and or noise (including consideration of cumulative impact of several similar forms of development)"** <http://www.cotswoldsaonb.org.uk/userfiles/position-statements/setting-position-statement-2016-adopted-with-minor-changes-30616.pdf>

It would indeed be iniquitous if the applicant were to become a public nuisance, licensed to produce noise pollution to the considerable detriment of Combe Down residents. All in all we consider the proposed variation of the existing licence both unnecessary and entirely inappropriate for this site.

Thank you for your consideration and please confirm receipt.

Michael Earp and Valerie Lyon
Summer Lane
Combe Down

* by way of the Live Music Act 2012, the Licensing Act 2003 (Descriptions of Entertainment) (Amendment) Order 2013, the Legislative Reform (Entertainment Licensing) Order 2014 and more recently the Deregulation Act 2015

-----Original Message-----

From: Susanna Burt
Sent: 13 January 2017 11:47
To: Licensing
Subject: Castle Farm Organics Limited

Dear Sirs,

I am aware that Castle farm Organics has applied for a Variation of Premises Licence. I wish to express my concern about this and would like to know how I log these concerns?

Even though we live across the valley from this farm (Combe Down) we clearly remember an event there a few years ago before the owners established a cafe/shop open to the public. The music played was so incredibly loud and went on into the early hours. We were interested to know where the sound was coming from and assumed some near neighbours were celebrating, but when we set out to investigate it soon became evident just how far away it was! We could clearly see and hear the source (bright lights flashed to the music).

If a license is granted, can limits be applied to control the nuisance value of the noise?

Yours faithfully,
Susanna Burt

From: Sarah Brown
Sent: 13 January 2017 12:29
To: Licensing
Subject: Fwd: 16/03939/LAPRE

Dear Terrill

It has come to my attention that Castle Farm has made an application for licences for a whole range of activities. Whilst some, I'm sure, would be a welcome addition to the area, others are likely to create significant disturbance to local houses, of which I am one. I live on Horsecombe Brow and the noise from across the valley travels. I have concerns about any licence granted that would allow for excessive noise pollution including the application for live music and recorded music.

I would like to strongly object to licences being granted for these purposes.

Yours sincerely
Sarah Brown

From: Michael Hammer

Sent: 13 January 2017 12:33

To: Terrill Wolyn; Licensing

Subject: Castle Farm Barn - REPRESENTATION - Michael HAMMER

Dear Mr Terrill Wolyn and Ms Wendy Stokes,

I am writing to formally object to the granting of a Licence for Castle Farm (16/03939/LAPRE) "To increase the range of licensable activities to include: Performance of Play, Exhibition of Film, Indoor Sporting Events, Live Music, Recorded Music, Performance of Dance, Anything of a similar description and Late Night Refreshment. Extend the sale of alcohol from 11:00 - 17:00 daily to Sunday to Thursday 09:00 - 23:30 and Friday and Saturday 09:00 - 00:00. Increase the Hours the premises are open to the public every day. Include a non-standard timing in respect of New Year's Eve."

The extension of the existing licence is entirely inappropriate and would affect me fundamentally and beyond any reasonable level. Beyond the personal impact the granting of the licence would contribute to and increase risks of public nuisance, involve risks to public safety, and due to risks of likely limited enforcement capacity for the conditions of alcohol licensing at the site at night, may put minors at risk of harm. The proposed extension of the licensing goes beyond the permissions granted in the planning permit. The process, as far as I can see it, is not transparent, and may violate your obligations to consult with the public, and with Natural England on the development of Areas of Outstanding Natural Beauty. My detailed reasons are as follows

Public Nuisance

1. The extension of licensing for all kinds of evening and late night events, indoors and outdoors, and necessitating in virtually all cases electric amplification of live or recorded voice, music, light and imagery will spoil the unique character of the area to the detriment of all its residents. The proposed licence extension is effectively a licence to operate a night club seven days a week until just before or until midnight. Due to the geography of the valley and prevailing wind direction, sound originating on the Midford Road side of the Vale carries directly and far over to the south side, where I live, and beyond. We have had to endure the impact of disturbing parties and amplified music originating from the north side of the valley late into the night and until the morning hours a number of times in the past. We have formally complained to the Council about this before, unfortunately without any response.
2. The Horsecombe Vale is an area of rural character, and part of a designated area of outstanding natural beauty. This means that the characteristics of tranquillity, as set out in the AONB's management plan, including for the benefit of a varied range of wildlife, should be preserved and enhanced. They are indeed for us a reason to live here. I suggest that this is the case for most if not all the residents of the valley. Indeed Castle Farm Café itself markets the bucolic character of the Vale heavily as a point of attraction (please refer to the website at www.castlefarmcafe.co.uk). The nature of the setting must be protected. This cannot be ensured with the extension of the licence and subsequent activities.
3. The Horsecombe Vale has a number of public footpaths and rights of way used regularly by walkers, including myself. These are particularly attractive because of the quiet nature of the land in which they are set, offering space for relaxation and observation of wildlife, again a characteristic of the AONB set out in its management plan. The granting of a license for larger scale daytime, evening and night time events would spoil this experience for all those walking, especially but not exclusively during the spring, summer and autumn months when evenings stay light longer.
4. Car traffic is very high on the Midford Road already, especially during rush hours. An extension of licensing for Castle Farm to include regular late night activities would increase the traffic noise into late at night at a point where starting, manoeuvring, and driving off of the number of projected vehicles (30 parking spaces being advertised by the operators at present) on a fast road can be heard widely throughout the valley.
5. The license application also contains the option to hold indoor sporting events on the site of Castle Farm. It is entirely unclear what the consequences of granting such a

licence would be. The current buildings are not fit for indoor sports events, so new ones would most likely follow. This will open the door to a creeping extension of the planning permission and licence terms, further infringing the visual and tranquil character of the area of outstanding natural beauty.

Public safety

6. The site of Castle Farm opens directly on a fast road, which is unlit at night, and used throughout the evenings and night by vehicles travelling in and out of Bath. Especially at the beginning of and after the end of events it is likely that arrival and especially the departure of significant numbers of motor-vehicles, quite likely with distracted drivers and passengers on board, will create a high risk of road accidents involving visitors to the site and through traffic coming up the hill towards Bath, or going down towards Midford. For both directions visibility of the site exit is very limited.
7. There is also only one very narrow pavement at the site on the Midford Road, allowing for little safe access on foot. For any visitors on foot, those sober or those wishing to take a more extensive advantage of the applied for alcohol license of the site, departure especially at night time to reach the nearest bus stop will be hazardous.

Harm to minors

8. The type of events covered by the license such as music, films, sports and other events, are likely to attract custom not only from adults but also teenagers under the age of majority. Public policing capacity is stretched already. The site is far away from most other night time entertainment spots. It is unlikely that the conditions of licensing regarding the consumption of alcohol on the site can be enforced. This poses a particular risk to minors.

Conflict of the proposed licence extension with the limits imposed in the planning permission

9. As far as I understand it the latest variation on the planning permission granted to Castle Farm (16/04292/VAR) allows for the café (!) to be open to 23:00 on two evenings of the week only. On all other days the evening time limit is 18:00. The proposed licence extension would go beyond this allowing for events and serving of alcohol seven days a week until close to or even to midnight. The operators are legally only entitled to keep the premises open within the times agreed in the planning permit. The Licence application is therefore in conflict with existing limitations.

Breach of consultation and advisory rules, including those applying to areas of outstanding natural beauty

10. Finally, from the current process it is not clear to me in which way Bath and North East Somerset Council is fulfilling its legal obligations to consult with relevant stakeholders
 - a. The BathNES licensing policy statement (http://www.bathnes.gov.uk/sites/default/files/statement_of_licensing_policy_1.pdf) says that "The Licensing Authority recommends applicants discuss any new proposals with neighbours or any relevant community group" (section 18.4). Several members of the Horsecombe Vale community have direct borders with the Castle Farm lands, and to my knowledge neither they nor I, as a resident in the AONB and in close proximity to the Castle Farm lands, where a development is under consideration which will significantly affect the nature of the AONB, have been consulted, nor have we been informed by the applicant or the Council, about the application. This is for all intents and purposes in breach of the Local Authority's recommended practice to consult with the community in itself.
 - b. With regards to areas of outstanding natural beauty, local authorities have amongst others a duty "to take into account the purpose of conserving and enhancing the natural beauty of AONBs", as well as consulting with and receiving advice from Natural England on their development. Nothing of this is evident in the current level of communication from the Council to affected residents, nor the consultation practice.

On these grounds I urge you to reject the proposal for extension of the existing licence. I would also be grateful for you to transparently and immediately share

- a) Your full consultation outreach and schedule, demonstrating you and / or the applicant have consulted with all affected stakeholders in the community, and how you /and / or the applicant have defined and identified these stakeholders.
- b) The advice and views received from responsible authorities regarding the proposed extension of licence conditions.
- c) Your full consultation and any advice received from Natural England on the development impact on the AONB of the proposed license, and how you have transparently shared this advice with all those affected in the community.

I look forward to hearing from you at the earliest opportunity and well before the expiry of the current deadline for consultation.

Yours sincerely
Michael Hammer

From: Douglas Peters

Sent: 13 January 2017 13:12

To: Terrill Wolyn

Subject: Castle Farm Barn - REPRESENTATION - Dr C D PETERS

I have read the Licensing Application and wish to **OBJECT** to the granting of the variation of the Premises Licence for ANY of the listed activities. I object on the grounds of public safety and of the prevention of a public nuisance. I have lived at the above address for 60 years, am well familiar with the local scene and my house which lies above Rock Hall grounds, is about 750 meters directly across Horsecombe from Castle Farm.

On public safety, the granting of a licence for activities such as Performance of Play, Exhibition of Film, Performance of Dance and so on will result in a great increase in access traffic from and back on to Midford Road. Midford Road, which is not very wide, carries an enormous volume of traffic and the Castle Farm entrance is near the point at which the speed limit becomes 50 mph. In my opinion, the extra traffic resulting from the granting of a licence will affect public safety adversely.

On the prevention of a public nuisance, I believe that the granting of the requested Variation in Premises Licence will mean that Castle Farm will become an Entertainments Centre, generating extremely unwelcome noise. Only those who live in this area are aware of how noise 'bounces' across Horsecombe. There would also be the nuisance of extra light, which in this semi-rural area would be most unwelcome.

I hope that the Licensing Committee will also have regard to the inappropriateness of the Application. Those living locally are likely to view the Application as totally unwelcome and it is noted that where alcohol is concerned, there are two licensed premises (each with car parks) within a mile of Castle Farm in addition to which the residents of South Stoke are at this moment trying to re-establish their own public house.

(signed) C. Douglas Peters.

-----Original Message-----

From: Eda Pomeroy
Sent: 13 January 2017 16:15
To: Terrill Wolyn
Subject: Castle Farm Barn - REPRESENTATION - Eda POMEROY

This is to strongly register my objection to the above application. Beechwood Road , which is where I live, is a quiet residential road and the houses are mostly lived in by young families and pensioners, all of whom need peaceful nights. The very idea of the kind of noise proposed by the applicants is unbelievable. Surely there is plenty of entertainment of the type suggested in this application available already in town. I trust you will not grant a licence for any of the activities detailed in the application.

From: Christopher Milton Stevens
Sent: 13 January 2017 16:57
To: Cherry Beath (Cllr); Bob Goodman (Cllr); Terrill Wolyn; Licensing
Subject: Castle Farm Barn - REPRESENTATION - Christopher Milton STEVENS

Re - Castle Farm Organics Limited Licensing Application 21/12/16 Ref: 16/03939/LAPRE

We object to the granting of this licensing application on the grounds that loud and amplified music played at the Castle Farm site will disturb the peace and quiet of the valley.

Our house is across the valley to the Castle Farm buildings, and it is the late evening events that are of particular concern, due to the way sound travels in the quiet of the evening.

This is an important time of the day that one should be able to enjoy, especially in the summer months when you can be outside without music being forced upon you until the late hours.

All in all we consider the proposed variation of the existing licence entirely inappropriate for this site.

Thank you in advance for your consideration.

Christopher Milton Stevens
 Dr Nicole Howse

From: JANE WALTERS
Sent: 14 January 2017 15:13
To: Terrill Wolyn
Subject: Castle Farm Barn - REPRESENTATION - Jane WALTERS

Dear Ms Terrill Wolyn

Subject: Castle Farm Licensing Application 21/12/16 Ref: 16/03939/LAPRE

Date: 11 January 2017

I am writing to raise a strong objection to the granting of this licensing application on the grounds that amplified music played at the Castle Farm site will have a negative impact on the peace and tranquillity of our lives and that of our neighbours on the opposite side of the

valley. I am also extremely concerned about the disturbance that amplified music would have on wildlife in this conservation area, home to bats, owls and a wide variety of other bird and mammal species.

We live in Summer Lane and the Castle Farm buildings are opposite us and directly in line of site. Sound from the Castle Farm side of the valley is carried to us on the prevailing south westerly winds and therefore the granting of a license to play music on a commercial basis until 23.30 from Sunday to Thursday and to midnight on Friday and Saturday would be very unwelcome indeed.

We sincerely hope that you will reject this application.

Kind regards
Jane Walters
Combe Down

From: robert walters
Sent: 14 January 2017 15:50
To: Terrill Wolyn
Subject: Castle Farm Barn -REPRESENTATION - Robert WALTERS

Dear Ms Wolyn,

I wish to register my objection to the above application on the following grounds:

1. The Prevention of Nuisance:

Noise.

There is likely to be considerable noise generated by the proposed activities. The position of the premises at the top of one side of the valley means that the noise will be carried by the prevailing winds and heard across the other side of the valley, Monkton Combe, Combe Down and beyond (all to the south and south west).

2. The Prevention of Nuisance:

Light Pollution.

From the venue's buildings, tents etc.

3. Public Safety:

Public safety is likely to be threatened by increased traffic on the adjoining road (with a difficult exit from the premises) and the likelihood of drunk drivers.

4. The Prevention of crime and disorder.

Granting the license is likely to increase the possibility of Crime, Disorder and Antisocial Behaviour.

5. The protection of children from harm.

Parties and events (such as weddings and music festivals) are likely to be attended by children.

6. Affecting local wildlife in the conservation area.

I understand that a party was held at the premises a few years ago which gave rise to great distress amongst local inhabitants and many complaints from residents from nearby houses and from across the valley. The police were called.

In view of the above I would urge the authority to refuse the application.

Many thanks for considering these points of objection.

Kind regards

Robert Walters

Summer Lane

From: denis clarke

Sent: 14 January 2017 17:21

To: Terrill Wolyn

Cc: Cherry Beath (Cllr); Bob Goodman (Cllr)

Subject: Castle Farm Barn - REPRESENTATION - Denis CLARKE

I note the application to expand use by applicant Castle Farm Organics Ltd via a Variation of Premises Licence. Case Officer on this matter is Wendy Stokes.

Originally noted as an organic farm with associated farm shop, the application seeks to expand use into extensive evening events with late licences and use incompatible with the original organic farm. This will generate environmental concerns, notably traffic and noise impacting on dwellings in and around the valley.

Occasional events at this site (notably a wedding) have already generated concerns, with fireworks and clearly audible (very loud) music affecting any neighbours and resonating across the valley into Combe Down late at night and into the early hours. The application to have licences until at least 2330 every night, 2400 on Friday and Saturday, with further flexibility on New Year's eve indicates intent to create a regular music and social venue that will generate considerable local nuisance – this is a significant change of character from an organic farm and limited farm shop. Wider aspects of the application (film shows, performances, recorded and live music, etc) indicate an attempt to get effective carte blanche from planners to use the site without restriction, generating considerable noise pollution, adding to traffic and nuisance, and affecting adversely the character of a currently tranquil rural site

I urge you to reject this proposal and to limit the premises to its current defined use as farm and related farm shop.

Denis Clarke

Beechwood Road

From: P Staunton
Sent: 14 January 2017 18:33
To: Terrill Wolyn
Subject: Castle Farm Barn - REPRESENTATION - Patrick STAUNTON

Dear Mr Wolyn,

I write to record my objection to the application from Castle Farm:

To increase the range of licensable activities to include:

- Performance of Play, Exhibition of Film, Indoor Sporting Events, Live Music, Recorded Music, Performance of Dance, Anything of a similar description and Late Night Refreshment.
- Extend the sale of alcohol from 11:00 - 17:00 daily to Sunday to Thursday 09:00 - 23:30 and Friday and Saturday 09:00 - 00:
- Increase the Hours the premises are open to the public every day.
- Include a non-standard timing in respect of New Year's Eve.

All of these activities imply an increase in the noise likely to emanate from this venue. Given the location, this means noise will almost certainly drift across the valley into Combe Down to the north, and into the South Stone - Odd Down areas to the west. This is unacceptable - Combe Down/South Stoke/Odd Down are residential, and should not be subject to such disruption.

Yours sincerely
 Patrick Staunton

From: Ian Glenday
Sent: 14 January 2017 14:17
To: Terrill Wolyn
Subject: 16/03939/LAPRE

Dear Sir

I wish to lodge my and my wife's objection to the above planning application on the grounds it will cause unacceptable noise pollution in the Midford valley and South Combe Down as we have experienced when there has been functions in the evening previously – the valley seems to make the noise carry.
 regards

Ian and Alison Glenday
 Combe Rd

From: Michael Lee
Sent: 14 January 2017 10:52
To: Licensing
Cc:
Subject: Objection to Licensing Application for Castle Farm, Midford BA2 7BU Licence No: 16/03939/LAPRE

Dear Sirs

**Re: Licensing Application for Castle Farm, Midford, BATH BA2 7BU
 Licence No: 16/03939/LAPRE**

We note that the above application has been made to vary the Premises Licence in respect of Castle Farm in Midford Road, BATH BA2 7BU

We wish to lodge our **formal objection** to this application **in the strongest terms** as we consider the variation would provide grossly over-extended hours and a much larger range of activities **which together are totally unsuited to the premises, their size and their rural location.**

Indeed the site is on the verge of and within the **Cotswold Area of Outstanding Natural Beauty** and within the **Green Belt** surrounding the City of Bath.

The **range of activities** (eight as enumerated in the application) are far too great to be contained within the building and would inevitably spill out into the surrounds of the building and locale.

The **proposed variation** to the hours of the License increase them dramatically from their current 6 hours daily (not for the whole week) to a massive 14.5 hours x 5 days plus 15 hours at weekends (a **340% increase**).

The **sounds** from the proposed music, film and sports etc. would carry a long way in the still air which appertains to this locale. (Indeed it is possible to hear voices and conversation from the other side of the valley).

This **noise pollution** has the potential to destroy the peace of this valley (**Horsecombe Vale**) and the neighbourhood of over 200 properties on the North side of the valley alone (the southern edge of Combe Down and part of the City's Green Belt). This would affect **EVERYONE**.

Should this license be granted despite our objections the loss of this habitat would be **irretrievable**.

N.B. This site lies over former Fullers Earth mine workings, some of which have collapsed.

Naida and Michael Lee

Horsecombe Vale, Combe Down

From:
 Date: 13 January 2017 at 18:56
 To: terrill_wolyn@bathnes.co.uk
 Cc:
 Re: Castle Farm, Midford - License Application 16/03939/lapse

Dear Sir

I would like to raise an objection this application. I am a resident in Horsecombe Vale just over the valley from Castle Farm and have already suffered disruption from noise during events hosted by this business.

I am very concerned that the application to extend their licence will result in far more occasions when events affect us and that each of these events will now take place until very late into the night. The noise which we suffer each time a function takes place is likely to increase and we have no confidence that the licence, such as it is, will be adhered to.

In this area of Outstanding Natural Beauty on the rural fringe of Bath an extension to this licence does not seem to be appropriate development.

Yours truly,
 Kate McCarey

From: Matthew Robinson
Sent: 15 January 2017 15:05
To: Licensing; Terrill Wolyn
Subject: Castle Farm Barn - REPRESENTATION - Matthew and Amanda Robinson

Dear Mr Wolyn,

It has come our attention that Castle Farm on Midford Road has applied (ref. 16/03939/LAPRE) to extend it's licensing hours until 11:30 everyday and midnight at weekends. It also wishes to (among other things) to have live music, recorded music, exhibit films and other loud activities. If this is permitted it will be a travesty. Combe Down is lovely and peaceful at night. Whenever there has been loud music played on the Midford Road side of Horsecombe Vale those of us on the other side have suffered (there is no background noise to drown out the music). Please do not permit this destruction of the Combe Down environment.

Kind Regards,

Matthew and Amanda Robinson
 Horsecombe Grove

-----Original Message-----

From: Joyce Hawkes
 Sent: 15 January 2017 15:08
 To: Terrill Wolyn
 Cc: Cherry Beath (Cllr); Bob Goodman (Cllr)
 Subject: Castle Farm Barn REPRESENTATION - Joy HAWKES

I am writing to you to protest strongly to this application on the grounds that it would mean the peaceful and tranquil life of all residents on Beechwood Road would be destroyed forever. Because we are on the north east side of Horsecombe Vale and the prevailing wind blows in this direction from Castle Farm any noise coming from there makes life unbearable here as there is nothing to absorb any of the sound. Therefore I hope you turn this application down.

Joy Hawkes
Beechwood Road

From: Beryl Devine
Sent: 15 January 2017 15:30
To: Terrill Wolyn
Subject: Castle Farm Barn - REPRESENTATION - Beryl DIVINE

Dear Sir,

I understand the owner of Castle Farm has made an application to increase licensing hours. I live in Cleevedale Road, Combe Down being an access road to Horsecombe Vale, the residents both left and right being my neighbours and I am already aware of the disturbance they suffer.

This is a beautiful area that covers a wide horseshoe shaped valley and any high volume music beyond the hours already allowed would cause even further distress.

Please I urge you to consider whether it is right for one man to cause such disturbance to so many people way into the night and beyond on a regular basis.

Yours sincerely,
Beryl Devine

From: Bryn Vaile
Sent: 15 January 2017 16:03
To: Terrill Wolyn
Cc: Bob Goodman (Cllr)
Subject: Castle Farm Barn - REPRESENTATION - Bryn VAILE

Dear Mr Wolyn

Castle Farm Midford Rd Case 16/03939/Lapre

I have been made aware of this application and would like to register my objection to this application on the basis of unacceptable noise and light pollution that could occur.

My concerns are based on the increased opening times from 17:00 to closure at 11:30pm weekdays and midnight at weekends in what is almost totally a primarily rural area with nearby residential properties. Furthermore I also have strong concerns about the noise transference across the beautiful and peaceful valley. We can already hear the traffic on the Midford Rd quite clearly and there are of course no buildings etc to block or dampen the sound of late night music or open area theatre or film.

Finally the scope of the activities is a major concern given the residential area and the broad scope of live and recorded music and dance/plays and films which I and my whole family find very worrying. This is not just in terms of noise but in terms of light pollution.

Best Wishes
Bryn

Bryn Vaile MBE
Horsecombe Rd, Combe Down

From:

Sent: 15 January 2017 18:18

To: Terrill Wolyn

Subject: Castle Farm Barn - REPRESENTATION - Dr A HUMPHRY

Dear Mr Wolyn,

I would like to raise my strongest objections and concerns regarding the application for change of licensing for Castle Farm. As you are aware Castle Farm is an organic farm that was relatively recently granted planning permission for a building to house farm workers to allow them to work on the site and look after the animals. Its stated plans at this time do not seem to be in line with it's current application. It is situated across the Midford Valley from Combe Down. Combe Down and the Midford road have many residential properties who enjoy the peace and quiet of being located on the outskirts of Bath and near to open countryside and shouldn't have to put up with significant noise pollution.

There have already been occasions when Castle farm have held events which have lead to significant noise affecting the residents of Combe Down (including my own property), as the sound carries very well along and across the valley. When held in the evening these events have been loud enough to prevent residents being able to sleep, even with their windows and doors closed. I therefore, do not consider it appropriate for Castle Farm (or any property located within a residential area) to have a licence for noisy events (especially until 11:30 or midnight depending on the night, every night of the week).

I hope that my objections to this proposal will be considered,

Yours sincerely

Dr A Humphrey

From: fredsanders

Sent: 15 January 2017 20:02

To: Terrill Wolyn

Subject: Castle Farm Barn - REPRESENTATION - Fred and Nada SANDERS

Dear Sir/ Madam - This is to note our objection to the licensing application ref [16/03939/LAPRE](#). The application seeks permission for a variety of activities many of which could bring considerable noise and disturbance to the southern Combe Down area. This is a residential area including families with young children so the proximity of a venue which plays loud music and holds potentially noisy (and with the extension of an alcohol license possibly drunken) gatherings would introduce unreasonable disturbances. There are plenty of venues in Bath which already provide the services and locations for the activities being sought by this application so to allow this would seem to be a deliberate attack on the comparative peace and quiet of our well established south Combe Down community.

I would ask that you recognise the impact this would have on local residents, including ourselves, and that you therefore do not support this application.

Fred & Nada Sanders

Horsecombe Grove

From: Hugh Steele

Sent: 15 January 2017 20:30

To: Terrill Wolyn

Subject: Castle Farm Barn - REPRESENTATION - Hugh & Jenny STEELE

Dear Terrill,

We live in Horsecombe Vale opposite Castle Farm and want to register our objections to this application.

We do not object to Castle Farm Organics running a business there and have visited the café a number of times.

However, we do object to licensing activities at Castle Farm that will generate noise that will impact our property both during the week and at weekends until midnight.

This is with respect to 'indoors and (especially) outdoors performance' of 'other entertainment within the Act', 'performance of dance', 'performance of live music' and 'performance of recorded music'.

We particularly object based on these activities being unrestricted so that they could generate noise all year around and during the day and at night.

Due to the shape of the valley such noise would be heard across the valley (as there are no barriers to the sound travelling) and impact our property and at a minimum, other properties shown in the area outlined in red on the map below.

This noise would also impact the wildlife in Horsecombe Vale especially protected wildlife such as the bats.

We are also very unhappy that we were not made aware by the licensing authority of the details of this application, despite our property being affected by the noise that would be generated if granted.

Please acknowledge receipt of this objection.

Thank you

Hugh and Jenny Steele
Shepherds Walk

From: Ian Cooper
Sent: 15 January 2017 21:04
To: Terrill Wolyn
Cc: Cherry Beath (Cllr); Bob Goodman (Cllr);
Subject: Castle Farm Barn - REPRESENTATION - Ian and Sophie COOPER

Dear Sirs

Re: Licensing Application for Castle Farm, Midford, Bath, BA2 7BU Licence No:
 16/03939/LAPRE

I note that a licensing application has been made for Castle Farm, Midford. I wish to lodge my official objection to this application as it is considered that the greatly extended hours and the location of Castle Farm to be totally inappropriate for the Licensing Activities as set out in the application. My reasons for considering that the Activities and Times would affect me adversely are in the following comments: -

1. The general disorder caused by the activity and the traffic it will attract with access directly on to a fast stretch of road with no street lighting and poor pavement access. This is both relevant in daytime as well as at night.
2. The public nuisance caused by late night activities in a basically rural area has already been experienced in Combe Down Village on several occasions in the past, and the open nature and geography of the area ensures that any loud sounds such as music carry over a large area. One particular evening our windows actually shook from the sound system being used. Us and many neighbours have already experienced problems with noise pollution and late night intrusion.
3. I would suggest that, from a visual aspect of the site, that Health and Safety could well be an issue. There is a distinct lack of signage both at the entrance to the B3110 and any road sign warnings of the proposed entrance. The general location does not appear to have any requisite management as regards public direction or control.
4. With regard to protection of minors, I would only comment that such events that have been applied for there is always the requirement for the regulation of the sale of alcohol. However, bearing in mind the location of the site, could well make it difficult to enforce. I have watched development at Castle Farm grow over a period in which there seems to be very little control and I consider that the addition of Licensing Activities as requested totally unsuitable for the use it has been designated.

Yours faithfully, Ian and Sophie Cooper,

Summer Lane

From: Tim Sefton

Sent: 15 January 2017 21:38

To: Terrill Wolyn

Subject: Castle farm Barn - REPRESENTATION - Tim SEFTON & Susie MOORE

Re: Licensing Application for Castle Farm, Midford, Bath. BA2 7BU. Ref: 16/03939/LAPRE

Dear Sirs,

As the owners of a home directly opposite Castle Farm on Horsecombe Vale, we write to register our strong objection to the licensing application referenced above.

To increase the scope of the license for those premises and allow the holding of events including live and recorded music until late at night, would be to introduce a level of noise disturbance that would carry over surrounding fields and completely change the character of this peaceful valley in a way which would be very unfair to its inhabitants, including those of us who, eight years ago, chose the area to bring up our young families away from the noise of the inner city location we lived in previously.

The development of Castle Farm appears to be following a path of incrementally adding to its license and planning permissions and we trust that the Council will decide on this occasion to preserve the character of this beautiful countryside location and not allow this particular application.

Yours sincerely

Tim Sefton & Susie Moore (also on behalf of our children)
Horsecombe Vale

From:

Sent: 14 January 2017 13:24

To: Licensing

Subject: Licensing application 16/03939/LAPRE Castle Farm BA2 7BU

Dear Ms Stokes

I am writing to object to the proposed huge extension of hours, and activities, for the licence to Castle Farm, which currently operates only during the day time with acceptable activity levels.

We are the closest property to Castle Farm about 100m from where we live: Castle Farm is situated in the area of AONB and is in on an exposed place on top of a hill with the village of Combe Down to one side and neighbouring houses of Southsoke on the other. The very fact as to where it sits on the landscape with the 2 valleys either side will mean that extending to a large range of activities throughout the year, and alcohol licence till late at night, will create noise pollution to a level that would be unacceptable and inappropriate. I would ask the committee to reject it.

Yours sincerely

Caroline Cundy, Old Midford Road, South Stoke

From: Steve Lovering
Sent: 14 January 2017 15:40
To: Licensing
Subject: Castle Farm Organics ref 16/03939/LAPRE

Re below I should like to object to below due to potential serious noise pollution.

Kind regards

Steve Lovering
 Beechwood Road
 Combe Down

Applicant Name:	Castle Farm Organics Limited
Type of Application:	Variation of Premises Licence
Status:	Checks Outstanding
Details:	Variation: To increase the range of licensable activities to include: Performance of Play, Exhibition of Film, Indoor Sporting Events, Live Music, Recorded Music, Performance of Dance, Anything of a similar description and Late Night Refreshment. Extend the sale of alcohol from 11:00 - 17:00 daily to Sunday to Thursday 09:00 - 23:30 and Friday and Saturday 09:00 - 00:00 Increase the Hours the premises are open to the public every day. Include a non-standard timing in respect of New Year's Eve.
Trading As:	Castle Farm Organics Limited
Address:	Castle Farm , Midford, Bath, BA2 7BU,
Parish:	South Stoke
Ward:	Bathavon South
Reference:	16/03939/LAPRE

From: Jenny John
Sent: 14 January 2017 22:50
To: Licensing
Subject: Re: application 16/03939/LAPRE

Dear Ms Stokes

I write with regard to the application for extension of licensing hours at **Castle Farm, Midford**. This place is situated within the Green Belt and in the Cotswolds AONB. Its designations should be respected, and every effort made to preserve the beauty, peace and calm which people appreciate in such lovely countryside.

Like many people in the surrounding area, I am greatly perturbed at the prospect of evening events fuelled by alcohol echoing across the Horsecombe Valley. Noise is a great polluter and cause of public nuisance, and the situation of this Barn complex means that any party music or sound from films, plays and sporting events will not be contained within the vicinity of its origin. Sound will reverberate across the valley and funnel down into the valley causing disturbance to hundreds of people who expect to live a reasonably quiet life. Areas affected will be Monkton Combe, Combe Down and Horsecombe Vale. To give carte blanche to the person running this enterprise would be something that would be seriously regretted in the future.

A second source of public nuisance is light pollution. If there were Events at Castle Farm late into the night, this would be another source of disturbance to residents in the surrounding area. I know from living on the edge of a valley myself, that lighting at night is extremely irritating, and when there is an event, there must be lighting for safety reasons. With many people needing access on to a dangerous stretch of road, extra lighting would become necessary, and this would be contrary to B&NES' dark sky policies.

The applicant could easily apply for an appropriate licence on a one-off basis, as and when it is needed. Then, if the neighbourhood finds this an intolerable nuisance, further licences could cease to be granted. If the licence is granted in the form for which Castle Farm is currently applying, it would be very difficult to revoke. I therefore appeal to the licensing authority NOT to grant this licence, on the grounds that it would cause serious public nuisance to the neighbourhood.

Please note that I am a South Stoke Parish Councillor, but I write this email as a personal statement, and not in my capacity as a Parish Councillor.m

Yours sincerely
Jenny John
Packhorse Lane
South Stoke

-----Original Message-----

From: Jose Chambers

Sent: 15 January 2017 12:54

To: Licensing

Subject: Castle Farm Licensing Application 21/12/16 Ref: 16/03939/LAPRE

We wish to express our objections to the Castle Farm Licensing Application 21/12/16 Ref: 16/03939/LAPRE

The experience of Combe Down residents has been that, when events such as those envisaged are held on this site, they can result in considerable noise pollution. If the license were granted, these events could be held with a frequency that would be unacceptable, resulting in a significant deterioration of the quality of life in Combe Down.

Prof Ian Jamieson OBE and Prof Jose Chambers MBE
Summer Lane, Bath

From: Jasmine Profit
Sent: 15 January 2017 16:14
To: Licensing
Subject: application 16/03939/LAPRE

Dear Sirs,

I understand that Castle Farm Organics in Midford Road, Bath, has applied for a licence to increase the range of their activities, including live and recorded music. I live on the other side of the valley at Horsecombe Brow, Bath, and I wish to oppose the application on the grounds of the noise that is likely to be generated.

The sound, as I know from past events, travels across the valley, which seems to act as a bowl, and sounds as if it is in this road or very nearby. As it is, there is someone on the other side of the valley (I am not sure who) who often has fireworks and noisy parties (though not quite so frequently in recent months). They may well be to celebrate family anniversaries but as I have no idea when these are due, I cannot make alternative arrangements – for instance, I have animals and while I shut them up over new year and Guy Fawkes Night, I am unable to for unexpected events. And in the summer it means I cannot sleep with the window open and as I am unable to sleep with it closed, I have to sit up until the noise is over.

If you move to a city centre or next to a pub which has a live music licence, then you have to accept the noise, as I think incomers to villages should if they object to cockerels or cattle.

I realise the people living at the farm are trying to make a living, not easy for small farmers where their limited acreage does not help, but this seems to me a most inappropriate site for such a venture and one which is likely to prove disruptive for a largely residential area on the fringe of the city.

I would be grateful if you would draw the attention of the licensing committee to my objection.

Many thanks. Jasmine Profit

From: James McPhee
Sent: 15 January 2017 16:48
To: Licensing
Subject: Licensing Applications. (Reference:16/03939/LAPRE)

To Wendy Stokes

We note the application for a significant change to the licensing arrangements for this venue. The initial licence was only granted in the last 6 months and now an application has been made for a virtually unrestricted licence to serve and sell alcohol.

We would like to register our strong objections to this as it is too wide ranging and represent carte blanche. This is a rural area and should therefore be protected as one. We object on the grounds that this will contribute to disturbance and be a nuisance in the local area and is not necessary.

Regards

Jim and Julie McPhee
Midford

-----Original Message-----

From: Rosevere

Sent: 16 January 2017 08:23

To: Terrill Wolyn

Subject: Castle Farm Barn - REPRESENTATION - K & R ROSEVERE

We are writing to lodge our wholehearted disapproval of the licence application by Castle Farm.

For what is currently agricultural land & a small holding in an Area of Outstanding Natural Beauty, licences for late night performances, music & sporting events seem entirely inappropriate. This only leads us to believe that this is just the beginning of the plans to substantially extend the existing buildings & site for commercial purposes.

A few years ago an event of this type was held, with the throb of the music resonating across the valley & Combe Down until 2am. Such disruption & noise on a regular basis in a quiet residential area would be terrible. Residents of Combe Down & Southstoke have chosen not to live in the city centre because of the peace & tranquility the surrounding area offers, not to be kept awake every weekend by music & increased traffic.

Regards

K & R Rosevere

From: Tim Birks

Sent: 15 January 2017 16:52

To: Licensing

Subject: application 16/03939/LAPRE

To B&NES Council, Environmental Monitoring

I am writing to object to the current licensing application (your ref 16/03939/LAPRE) by Castle Farm Organics Ltd, on the basis of the unreasonable noise it would permit late at night.

I was very concerned to discover this application to vary the premises licence at Castle Farm. Castle Farm lies off Midford Road, at an exposed site high on the southern edge of Horsecombe Vale. Many properties in Combe Down, including my own home, lie in a corresponding situation high on the northern edge of Horsecombe Vale. The two locations effectively face each other across the vale, with

clear and wide line of sight, and no impediment to noise passing from one to the other.

Amongst other things, the application seeks a license for outdoor activities that likely or necessarily involve amplified sound. These include the performance of plays, the exhibition of films, live music, recorded music, the performance of dance and "anything of a similar description". The activities would be permitted until 23:30 Sunday-Thursday, until midnight Friday and Saturday, and through the entire night on New Year's Eve.

There is no doubt that unreasonable noise from these activities would be loudly heard by a large number of people living in Combe Down, causing a nuisance and disturbing our sleep. I imagine Castle Farm Organics Ltd. would deny any intention to create such a nuisance, but I see nothing in their application to prevent them doing so, if not immediately then at a later date.

I therefore ask that the council should refuse the application.

Dr Tim Birks

Horsecombe Brow, Combe Down

From: Liz Bloor

Sent: 16 January 2017 10:02

To: Terrill Wolyn

Subject: Castle Farm Barn - REPRESENTATION - Elizabeth & Gordon BLOOR

Dear Ms Wolyn,

I write to make objection to the application at Castle Farm for a licence to extend the activities at the site.

The location is an isolated semi rural small holding in a prominent position on the edge of the Horsecombe Valley, any entertainment activity here will cause significant nuisance and disturbance to many homes in Combe Down. The premises are supposedly an agricultural small holding so wholly unsuitable to hold large gatherings with music and late night refreshments.

The consequential noise pollution would impact negatively on the environment.

Yours

Elizabeth and Gordon Bloor

Southstoke Road

From: Lesley
Sent: 16 January 2017 11:45
To: Terrill Wolyn
Subject: Castle Farm Barn - REPRESENTATION - Mrs Lesley JONES

Licensing Application 16/03939/LAPRE

I refer to the above case number, Licensing Application for Castle Farm.

My address is **Cleevedale Road, Combe Down**.....and I would like to register my objection to the activities proposed on the site of Castle Farm.

Can the proposed activities be restricted to daytime and a specific number of occasions - if not I feel that the level of noise, particularly if it continues well into the night, would be extremely disruptive, and I have concerns about participants using local footpaths to gain access to the area downhill from Shepherds Walk. Roads and paths in the area are not suitable for increased traffic however much parking is offered on site.

The valley immediately below my property is a wide open quiet space of considerable beauty on the south of the city, and should not be turned into an entertainment venue.

Mrs Lesley Jones

From: Michael Thresher
Sent: 16 January 2017 12:08
To: Terrill Wolyn
Subject: Castle Farm Barn - REPRESENTATION - Michael THRESHER

Licensing Application 16/03939/LAPRE
Carstle Farm, Midford Road

Dear Sir,

I am most concerned about this application. My concern is primarily twofold: firstly the effect of noise (particularly at night) on a broad swathe of residences in Combe Down and, secondly the disturbance to wildlife as well as the peace of the outstandly beautiful valleys of Horsecombe Vale and Midford.

The position of Castle Farm on the upper slopes of Horsecombe Vale makes it inevitable that sound will be projected north and eastwards across Horsecombe towards Combe Down. In my view, the topography of the site at Castle Farm makes it entirely unsuitable for a license of this kind. As a resident of Combe Down and in a south-facing property I can speak from experience as the sound of traffic on Midford Road is projected across the valley and is distinctly heard over a much wider area than would be case on a flat landscape.

Please give these points serious consideration.

Yours sincerely,

Michael Thresher, Rockhall Lane, Bath

-----Original Message-----

From: Jon Wrigley

Sent: 16 January 2017 12:15

To: Terrill Wolyn

Subject: Castle Farm Barn - REPRESENTATION -Jonathan WRIGLEY

OBJECTION

I have been unable to find a way of responding to Licence Applications online, hence this email to you as the responsible officer.

I wish to object in the strongest manner to this application on the grounds of noise generation from the premises. The location of Castle Farm is such that any loud noise generated by entertainment at that location is reflected by the local topography and sound is directed across the Horsecombe Valley to Combe Down.

I have lived in Horsecombe Brow for 36 years; the south-facing rear of our property overlooks the Horsecombe Valley, and is on a direct line of sight from Castle Farm. Some years ago an event which would fall within the scope of the proposed licence took place and consisted of very loud music played until two in the morning; clearly that noise adversely impacted on the quiet enjoyment of our property, being both anti-social and unacceptable.

Castle Farm is located within the Cotswolds AONB, the Management Plan for which indicates that any development that affects tranquillity by definition causes an adverse impact on the AONB (especially if a cumulative impact) and should be opposed. This application is likely to generate a cumulative impact by periodic use.

In conclusion, this licence application, if granted would be offensive to local residents and the proposed activities are totally unsuited to the location. The potential for disruption to the community, visitors and the protected countryside is materially significant and it should be rejected.

Jonathan Wrigley
Horsecombe Brow

From: Tony Kujawa

Sent: 16 January 2017 12:33

To: Terrill Wolyn

Subject: Castle Farm Barn - REPRESENTATION Anthony & Linda KUJAWA

We've been made aware of the above and would like to formally raise our objections on the grounds of potential noise pollution.

We live across the valley from the premises and have already been subjected to loud party noise from there and other properties.

IF the application is granted it should be subjected to measurable noise level restrictions and prohibit the use of outside speakers etc. We should not be able to hear any activity.

Regards
Anthony & Linda Kujawa, Horscombe Grove

-----Original Message-----

From: John Webster

Sent: 16 January 2017 13:17

To: Terrill Wolyn

Subject: Castle Farm Barn - REPRESENTATION - John P WEBSTER

Dear Sir,

I am writing to confirm my serious objection to this application for increased hours and activities on Castle Farm.

I live directly opposite the site and can see and hear activities across the valley which acts as a funnel and amplifier to any such intrusions.

We have a vibrant city nearby which is wholly appropriate for the leisure activities, so why be-spoil the countryside in the surrounding valleys with such noisy and intrusive uses.

Furthermore the idea of having late night parties akin to Public House/Restaurant or Night Club on such a site is contrary to any reasonable assessment of Conservation and Protection of the Countryside.

The applicant is continuing progressively to increase activities far beyond those of a farm and agricultural activities for which the land is designated. Furthermore we have Public Houses in centres of communities being threatened with closure all over the UK because of economic viability being undermined by such competition. Indeed, The Packhorse in Southstoke, which closed a few years ago has been given a life-line by many local inhabitants in the same community. It will inevitably be impacted economically by this extension of business on a nearby 'farm'.

I also fear that the increase in hours and activities will cause an increase in vehicle movements because the site is remote from habitations. This will probably undermine pedestrian safety and vehicular danger on such a busy commuter route.

In conclusion, I believe this application should be refused and the applicant told in clear terms that any future increase in activities will be robustly opposed to ensure the agriculture character and countryside amenity is not further undermined.

Yours faithfully

JOHN P WEBSTER

From: Sally Eustace

Sent: 16 January 2017 13:28

To: Terrill Wolyn

Subject: Castle Farm Barn - REPRESENTATION - Sally EUSTACE

Dear Terrill Wolyn,

I have just been made aware of the application as above and am writing to object most strongly to this being granted.

My reasons are as follows:

1. It would be extremely dangerous for folk who have been drinking to emerge on to the narrow, twisting and unlit road if the license were to be extended.

2.It is not a suitable place for a large number of vehicles anyway on this dangerous road especially as large vehicles would inevitably be involved.

3.There is no street lighting or pavement for pedestrians.

4. Noise pollution would be horrific. This has already been experienced and is not acceptable in this rural location.

Yours sincerely,
Sally Eustace.
Horsecombe Grove

From: rosemary dawson
Sent: 16 January 2017 13:02
To: Licensing
Subject: License application 16/03939/LAPRE

To whom it may concern

We object to the above application on the following grounds

1. Noise pollution

Our house is in Belmont Road, on Combe Down side of Horsecombe Vale and .6 of a mile (as crow flies) from the application site. Live or recorded music is invariably played with extreme amplification and will cross the valley without losing much volume. This will be a massive intrusion on the peace and quiet of the whole neighbourhood.

2. Skyline/Greenbelt

The Skyline will be damaged by the noise pollution, increased anti-social and late night light pollution and increased on an already busy road.

I object to this application in the strongest possible terms and ask you to reject it.

Yours sincerely
Rosemary Dawson

From: Ben Cundy
Sent: 16 January 2017 13:20
To: 'licensing@bathnes.gov.uk'
Subject: Licensing application 16/03939/LAPRE Castle Farm BA2 7BU

Dear Ms Stokes

I am writing to object to the proposed huge extension of hours, and activities, for the licence to Castle Farm, which currently operates only during the day time with acceptable activity levels. The farm has gone from being a farm to now a farm shop to wanting what could only be described as a mini festival venue.

I live in the closest property to castle Farm which is approximately 100m away from my bedroom. The noise is going to be totally unacceptable.

Castle Farm is situated in the area of AONB and is in on an exposed place on top of a hill with the village of Combe Down to one side and neighbouring houses of Southstoke on the other.

The very fact as to where it sits on the landscape with the 2 valleys either side will mean that extending to a large range of activities throughout the year, and alcohol licence till late at night, will as I say, create noise pollution to a level that would be unacceptable and inappropriate. I would ask the committee to reject it.

Yours sincerely

Ben Cundy
Old Midford Road

From: James Dawson
Sent: 16 January 2017 13:09
To: Licensing
Subject: License application 16/03939/LAPRE - objection

To whom it may concern

I object to the above application on the following grounds:

1. Noise pollution

Our house is in Belmont Road, on the Combe Down side of Horsecombe Vale and 0.6 of a mile (as the crow flies) from the application site. Live or recorded music is invariably played with extreme amplification and will cross the valley without losing much volume. This will be a massive intrusion on the peace and quiet of the whole neighbourhood.

2. Skyline/Greenbelt

The Skyline will be damaged by the noise pollution, increased anti-social and late night light pollution and increased traffic on an already busy road.

I object to this application in the strongest possible terms and ask you to reject it.

Yours sincerely
James Dawson

From: JACQUI HUGHES
Sent: 16 January 2017 13:47
To: Terrill Wolyn
Subject: Castle Farm Barn - REPRESENTATION - Dr Jacqui HUGHES

Dear Sir or Madam

I wish to object to variation of licence for Castle Farm Organics. The area where these changes are planned is one of outstanding beauty and peace and would be ruined if such activities as Performance of Play, Exhibition of Film, Indoor Sporting Events, Live Music, Recorded Music, Performance of

Dance, Anything of a similar description and Late Night Refreshments were to be allowed

Yours faithfully

Dr Jacqui Hughes
Beechen Cliff

From: Tom Davies
Sent: 16 January 2017 13:51
To: Licensing
Subject: Castle Farm Licence /03939/LAPRE

Dear Sir/Madam

I write in my capacity as the Bursar of Monkton Combe Prep and Senior Schools in relation to the above licence application for Castle Farm.

As a School we wish to object to the above application for Premises Licence on the basis that the noise generated by live music is likely to cause significant disturbance to the School and our neighbours as it reverberates around the valley. Both of our Schools provide boarding accommodation to our pupils and so any additional noise in the evening and night time is of particular concern to us.

Please do let me know if you would require any further information from me or if you would like to discuss this further.

Kind regards

Tom Davies

Tom Davies
Bursar
Monkton Combe School



From: Louise Perry
Sent: 16 January 2017 15:40
To: Licensing
Cc: Bob Goodman (Cllr); Cherry Beath (Cllr); Daniel Perry
Subject: Castle Farm Licensing Application 21/12/16 Ref: 16/03939/LAPRE

Dear Sir / Madam,

We live in Beechwood Road, Combe Down. As you are no doubt aware, this is a road directly across the Midford Valley from Castle Farm. A licensing application brought by the owners of Castle Farm has been brought to our attention by neighbours. We note with some concern that this was not brought to our attention by the Council itself, as we obviously stand to be directly affected by the grant of a licence if the same is made. Our house is directly opposite the footpath going down to Tucking Mill, and we are particularly exposed to any noise pollution given the gap in the houses on the southerly side of the road.

The terms in which a variation to the existing licence is sought are as follows:

"To increase the range of licensable activities to include: Performance of Play, Exhibition of Film, Indoor Sporting Events, Live Music, Recorded Music, Performance of Dance, Anything of a similar description and Late Night Refreshment. Extend the sale of alcohol from 11:00 - 17:00 daily to Sunday to Thursday 09:00 - 23:30 and Friday and Saturday 09:00 - 00:00 Increase the Hours the premises are open to the public every day. Include a non-standard timing in respect of New Year's Eve."

The two central parts of that application appear to be: (1) an extension of the licence to include 'entertainment' at the premises, much of which is likely to be noisy, i.e. an increase in the range of licensable activities; and (2) an extension of the licence to permit the sale of alcohol into the evenings.

We have no difficulty with an extension of the licence that extends the hours for the sale of alcohol, as this would be no different from a pub operating a similar distance away. We do, however, wish to object in the strongest possible terms to the first part of the application, namely that which pertains to widening the range of licensable activities.

We are extremely conscious that loud noise at Castle Farm - which would, if the licence is granted, be permitted on a regular basis - will disturb our quiet enjoyment of our property and that of our neighbours nearby. It is obvious that the sound will carry across the Valley, and residents of Beechwood Road and nearby would regularly have to endure such an unwelcome disturbance. We are particularly concerned that this disturbance will constitute a tort in the form of nuisance and / or it will constitute an interference with our property rights under Article 1 of the First Protocol of the European Convention on Human Rights. We have a young child and we would be concerned that her sleep patterns and routines would be adversely affected by the inevitably loud noise that would follow if this licence is granted. Moreover, we are acutely aware that many of neighbours are

elderly, and although this does not affect us directly, we are anxious that the elderly members of our community should not experience the upset and disturbance that regular loud music will inevitably cause.

We have some sympathy with the owners of the premises insofar as they wish to run a profitable business, and it is for this reason that, speaking for ourselves, we do not object to the aspect of the application that seeks to extend the hours for the sale of alcohol. But it can only be right that Castle Farm runs a business which is in keeping with the nature of the area. This is a peaceful, semi-rural setting on the edge of a small city, and it would be wholly out of character for regular, loud music or related activities to be generating a nuisance across the Valley. It would also be open to Castle Farm to apply for occasional, one-off licenses for particularly important events.

We would ask you to keep us informed of the Council's approach to this application by Castle Farm, and we very much hope to hear from you with your confirmation that the part of the license that relates to the increased range of licensable activities has been rejected.

Yours faithfully

Louise & Daniel Perry
Beechwood Road

From: Jennifer Webster
Sent: 16 January 2017 16:04
To: Terrill Wolyn
Subject: Castle Farm Barn - REPRESENTATION - Jennifer WEBSTER
Re: Case No: 16/03939/LAPRE

I am a Combe Down resident, living at, Horsecombe Grove, Bath
I write to object strongly to the proposed licensing application.

This would, if granted, directly affect me as my property is opposite Castle Farm on the other side of the valley. From my house and garden, road and agricultural sounds from across the valley are clearly audible as they resonate across the valley.

Music and noise-generating activities continuing into the evening would have an impact on residents of the south side of Combe Down, who would be exposed to the disturbance but with no option than to endure it.

I also question whether increased traffic entering and leaving the Castle Farm site would not cause an increased hazard on the Midford Road, where egress from the Hope and Anchor public house is already difficult. Does this license application have an implication for the Highways Authority?

Yours faithfully

Jennifer Webster

Mr and Mrs F.H. North
Horsecombe Brow,
Combe Down,
BATH

Tel and Fax:
e-mail:

11.01.2017

Dear Ms Wolyn,

Reference: 16/03939/LAPRE Castle Farm, Midford, BA2 7BU
Application for Variation of Premises Licence.

We have been alerted to the above application, to which we express our concern on the following grounds:

The farm is in a quiet, residential area. The valley between Midford and South Combe Down intensifies all sounds from the Midford Road area, impinging on the residents of South Combe Down: the sounds reverberate to an unacceptable level, to the extent that we have already been kept awake on many occasions by unexpected firework displays and very loud music emanating from Castle Farm – indeed, on one such occasion in the Summer, a few years ago, we were all kept awake until 2am by very loud, raucous ‘music’.

Having sifted through the additional information on this application, it appears that the extension of hours and activities applies ONLY to New Year’s Eve: may we respectfully ask that should the licence be granted, the needs of those of us deeply affected by the noise levels should be considered, and activities be limited to indoors only, with a sensible limit put on the noise level of live or recorded music. Further, we ask that it is made clear that this is for New Year’s Eve ONLY, and will not be the ‘thin edge of the wedge’ for further extensions to be made in the future.

We have no wish to spoil people’s enjoyment of a late night ‘orgy’, neither do we wish to have our own needs overridden – after all, many of us have chosen to live in South Combe Down because of the peace and quiet of the area!

Yours truly,

Frank and Pat North

From: Julie Barr
Sent: 16 January 2017 17:31
To: Licensing
Subject: Premises Licence Application 16/03939/LAPRE

Dear Ms Stokes

We would like to express our concern at the Premises Licence application made by Castle Farm Organics Limited. The requests to be able to sell alcohol and to play music both inside and outside for extensive hours cause concern. The Castle Farm site is in an exposed location where sound travels extensively. We live some distance away from the site, on the junction of the Old Midford Road and Tucking Mill Lane, but we have already heard music played loudly and clearly from this site on a number of occasions.

The playing of music at any time of day has the potential to become a nuisance but to be able to do so until late at night, potentially very regularly is unacceptable as is the apparent request to be able to do so all night on New Year's Eve.

To ensure the prevention of public nuisance, the license application for the playing of music outside should not be permitted and the playing of music inside should be restricted as doors and windows will of course be opened. An all night license for New Year's Eve has the potential to undermine all of the licensing objections.

Local residents will be affected by the increased commercialisation, noise and nuisance from Castle Farm as will the many and increasing users of the Two Tunnels Cycle Path which runs just beneath the site. This cycle and footpath is being used increasingly by the residents of Bath as a means of accessing the peace and quiet of the countryside. To spoil that with loud music would be a great shame.

We hope consideration will be given to our comments.

Best wishes

John and Julie Barr, Midford, Bath

From: ktfender
Sent: 16 January 2017 18:50
To: Terrill Wolyn
Subject: Castle Farm Barn - REPRESENTATION - Katie FENDER

Dear Sir,

I have been informed by my neighbours, not by the council, that 'Castle farm', has applied for a licence which would allow inappropriate activities at inappropriate times meaning the peace in my house and garden will be disturbed. When the Cross Keys Pub on Midford Road, has a firework display once a year, the noise is heard easily on Bradford road,. The noise from 'castle farm' would carry right across the valley and be a total nuisance and major disturbance in our wonderfully peaceful environment on the edge of the greenbelt. I object to the application as it will disturb a very peaceful location. The licence would include highly

inappropriate and very noisy activities (listed below) and this is inconsiderate and totally unacceptable for this quiet neighbourhood. The road next to 'Castle farm' is very busy and very dangerous and the thought of drunken people from their events near the busy and dangerous road is also something that should be considered and stopped at once. I hope you have received sufficient objections for this licensing to be stopped.

Thank you for your time

Katie Fender

Exhibition of a Film

Friday and Saturday:

09:00 to 00:00

From normal activity start time on New Year's Eve until normal activity start time on New Year's Day.
Both indoors and outdoors

Exhibition of a Film

Sunday to Thursday:

09:00 to 23:30

From normal activity start time on New Year's Eve until normal activity start time on New Year's Day.
Both indoors and outdoors

Indoor Sporting Event

Sunday to Thursday:

09:00 to 23:30

From normal activity start time on New Year's Eve until normal activity start time on New Year's Day.

Indoor Sporting Event

Friday and Saturday:

09:00 to 00:00

From normal activity start time on New Year's Eve until normal activity start time on New Year's Day.

Late Night Refreshment

Sunday to Thursday:

23:00 to 23:30

From normal activity start time on New Year's Eve until normal activity start time on New Year's Day.
Both indoors and outdoors

Late Night Refreshment

Friday and Saturday:

23:00 to 00:00

From normal activity start time on New Year's Eve until normal activity start time on New Year's Day.
Both indoors and outdoors

Other Entertainment within Act

Sunday to Thursday:

09:00 to 23:30

From normal activity start time on New Year's Eve until normal activity start time on New Year's Day.

Other Entertainment within Act

Friday and Saturday:

09:00 to 00:00

From normal activity start time on New Year's Eve until normal activity start time on New Year's Day.

Performance of Dance

Sunday to Thursday:

09:00 to 23:30

From normal activity start time on New Year's Eve until normal activity start time on New Year's Day.
Both indoors and outdoors

Performance of Dance

Friday and Saturday:

09:00 to 00:00

From normal activity start time on New Year's Eve until normal activity start time on New Year's Day.
Both indoors and outdoors

Performance of Live Music

Sunday:

09:30 to 23:30

From normal activity start time on New Year's Eve until normal activity start time on New Year's Day.
Both indoors and outdoors

Performance of Live Music

Saturday:

09:30 to 00:00

From normal activity start time on New Year's Eve until normal activity start time on New Year's Day.
Both indoors and outdoors

Performance of Live Music

Monday to Thursday:

09:00 to 23:30

From normal activity start time on New Year's Eve until normal activity start time on New Year's Day.
Both indoors and outdoors

Performance of Live Music

Friday:

09:00 to 00:00

From normal activity start time on New Year's Eve until normal activity start time on New Year's Day.
Both indoors and outdoors

Performance of Recorded Music

Sunday to Thursday:

09:00 to 23:30

From normal activity start time on New Year's Eve until normal activity start time on New Year's Day.
Both indoors and outdoors

Performance of Recorded Music

Friday and Saturday:

09:00 to 00:00

From normal activity start time on New Year's Eve until normal activity start time on New Year's Day.

	Both indoors and outdoors
Performance of a Play	
Friday and Saturday:	<u>09:00 to 00:00</u> From normal activity start time on New Year's Eve until normal activity start time on New Year's Day. Both indoors and outdoors
Performance of a Play	
Sunday to Thursday:	<u>09:00 to 23:30</u> From normal activity start time on New Year's Eve until normal activity start time on New Year's Day. Both indoors and outdoors
Sale of Alcohol	
Sunday to Thursday:	<u>09:00 to 23:30</u> From normal activity start time on New Year's Eve until normal activity start time on New Year's Day. Both on or off the premises
Sale of Alcohol	
Friday and Saturday:	<u>09:00 to 00:00</u> From normal activity start time on New Year's Eve until normal activity start time on New Year's Day. Both on or off the premises

From: Pete Langsford
Sent: 16 January 2017 18:54
To: Terrill Wolyn
Cc: Cherry Beath (Cllr); Bob Goodman (Cllr)
Subject: Castle Farm Barn - REPRESENTATION - Peter and Jane LANGSFORD

Castle Farm Licensing Application Ref : 16/03939/LAPRE

We would like to register our strong objection to this planning application for the following reason:

- **Unacceptable Noise Level.** The valley on which Castle Farm sits is a peaceful and rural one within the Cotswolds Area of Outstanding Natural Beauty. The noise from events outlined in this application, especially but not exclusively late night and outdoor, is incredibly intrusive and ruins our enjoyment of living in this peaceful area. Our experience has been that sound is magnified across the valley and is unreasonably loud. The siting of Castle Farm across the valley from our house means that the prevailing south westerly winds carries sound directly to our house and that of our neighbours.
- **Unacceptable hours.** An extension to the hours of trading would mean that regularly there will be loud music affecting us as described above. We believe that the nature of the site will mean that these events are outside or within a marquee which will not contain the noise level. Previous events at this site have been so loud and gone on until the early hours of the morning that it has made sleep impossible. If these events are permitted on a regular basis it will have a severe negative impact on the health of our family everyone affected by this application.
- **Environment.** We believe that there would be real detrimental effects to the beautiful surrounding countryside and to wildlife if further development and an increase in opening hours are permitted.

We strongly request that you do not permit this extension to the licensing on the grounds of public nuisance.

Yours sincerely
 Peter and Jane Langsford, Beechwood Road

From:

Sent: 16 January 2017 11:24

To: Terrill Wolyn

Subject: Castle Farm Barn - REPRESENTATION - Anthony & Jane Stickland

We wish to lodge an objection to most of the applications made by the owners of Castle Farm Organics Ltd., but especially to the ones for LIVE MUSIC and RECORDED MUSIC. We used to live in Summer Lane at the opposite end of Combe Down , and experienced the volume of noise from loud music, with a beat, going on at a party at Castle Farm; we were just one of many residents who live along the southern edge of Combe Down who rang the police, as the noise was unbelievable even at that distance. The police failed to stop the music, which went on until 2am. It was so loud the noise must have continued right down the valley to Monkton Combe and beyond.

If the owners are granted the above licenses, the noise pollution would become a major public nuisance, as there would be "events" every weekend, which would disrupt the peace of a large area in which 100s of people live.

This is a totally inappropriate application, and we urge our Council to refuse permission. It is unthinkable that you would not support the many objections which we know are being lodged.

Anthony and Jane Stickland
Shepherds Walk

-----Original Message-----

From: Rosie Stowell

Sent: 17 January 2017 11:08

To: Terrill Wolyn

Subject: Castle Farm Barn - REPRESENTATION - Rosie STOWELL

LICENSING APPLICATION FOR CASTLE FARM

I would like to object to the above application on the grounds of noise pollution to the surrounding area. Relative to where I live, noise funnels up the valley and would be unacceptable.

I am sure you will give this your full consideration.

Resident of Rockhall Lane

From: Kathy Pearce
Sent: 17 January 2017 11:21
To: Licensing
Cc: Terrill Wolyn
Subject: CASTLE FARM BARN – REPRESENTATION - M J PEARCE and K J PEARCE

Dear Sirs,

I wish to comment regarding the above licensing application.

We oppose the application due to it's affect on the potential noise pollution that would be created through staging entertainment at Castle Farm, and it's affect on the surrounding dwellings throughout the valley, which is in the Cotswold Area of Outstanding Natural Beauty.

The primary purpose of the AONB designation is to conserve and enhance the natural beauty of the landscape with two primary aims: meeting the need for quiet enjoyment of the countryside and having regard of those who live and work there. To achieve these aims AONBs rely on planning and licensing controls and practical countryside management. We trust that this application will be rejected and that your jurisdiction will uphold the aims of this important area of natural beauty.

Mr M J PEARCE and Mrs K J PEARCE

Combe Down

-----Original Message-----

From: David Butters
Sent: 17 January 2017 11:36
To: Licensing
Cc: Cherry Beath (Cllr); bob_goodman@bathnes.co.uk
Subject: Castle Farm Licensing Application 21/12/16 ref;16/03939/LAPRE

Dear Sir or Madam,

We write to record our objection to the above application on the following grounds:

- the site is in an elevated position on the Midford Road to the South West and East of Combe Down in a rural location outside the village envelope. It is a hazardous road and the location is not suitable for a late night venue with the inherent dangers to both customers and passers -by on the unlit windy road.
 - with the prevailing winds from the South - West the late night noise pollution which will be heard readily by the many inhabitants of Combe Down on the north side of Horsecombe Vale will give rise to a significant loss in their amenity.
- Consequently, we urge you to reject this application and thank you for your time in considering this objection.

Yours faithfully,

Kate and David Butters Belmont Road

From: David Thurman

Sent: 17 January 2017 13:36

To: Licensing

Subject: 16/03939/LAPRE -Castle Farm, Midford Road, Bath

To The licensing Officer

Re : 16/03939/LAPRE

Licensing Application for Castle Farm, Midford Road, Bath

Dear Ms Wendy Stokes

OBJECTION TO THE CASTLE FARM APPLICATION

The application for Castle Farm to extend its range of activities fills us with concern. In particular, we wish to register our objection to the sections regarding Live Music, Recorded Music and the non standard timing in respect of New Year's Eve. We live in Horsecombe Brow, on the South side of Horsecombe Vale, on the opposite side of the valley from Castle Farm. We, in the past, have experienced loud, exceedingly disruptive noise, until the early hours of the morning from the venue – hence our strong objection to legalising these activities. The noise pollution would destroy the peace and quiet of all the homes on the Southern side of Combe Down.

Further more, we do not consider this site to be suitable for these kinds of activities given that this valley is in the Cotswolds Area of Outstanding Natural Beauty.

Yours faithfully

Mr and Mrs D Thurman

From: SylviaL

Sent: 17 January 2017 16:10

To: Terrill Wolyn

Subject: Castle Farm Barn - REPRESENTATION - Sylvia & David LINDRIDGE

Dear Mrs Wolyn.

Case no. 16/03939/LAPRE. I am lodging an objection to this licensing application for Castle farm. The changes would affect us because the noise which would be produced by these activities would affect us. There were events in recent years when there were parties and the noise as far away as Summer Lane was unbearable, lasting until 2 AM the following morning. The noise destroys the piece and quiet where I live, on the south side of Combe Down.

I would be grateful if you would take notice of these objections, before I contact our local councillors.

Regards

Sylvia & David Lindridge.

From: John Scriven
Sent: 17 January 2017 16:19
To: Terrill Wolyn; Licensing
Subject: Castle Farm Barn - REPRESENTATION - John SCRIVEN

I am writing to object to the application for a premises licence for the late night event, entertainment and alcohol at Midford Farm, on the following grounds:

1. The entrance is near to bends in the road where traffic visibility is limited. An increase in traffic could be dangerous to those using the venue and road users, particularly when cars are leaving the venue,.
2. The area is rural and part of the green belt, but with houses nearby. The type and volume of noise generated by the live and other entertainment, particularly late at night, might possibly be tolerable in a remote rural setting or an urban setting. However, it would constitute a public nuisance in this location.
3. The late night alcohol licence could lead to the type of binge drinking sometimes seen in Bath at weekends. In Bath there are facilities to help with this but this would not be the case here. The drinkers could be at risk of death or personal injury, for instance if they were to try to walk away from the venue beside the road and were to stray onto it.

Many thanks for considering this.

Best

John Scriven
 Midford Road

From: Carolyn Armitage
Sent: 17 January 2017 16:51
To: Terrill Wolyn; Licensing
Subject: Castle Farm Barn -REPRESENTATION - Carolyn SCRIVENS

Dear Sirs

I wish to state my objection to the application to increase the range of licensable activities at Castle Farm Organics, particularly that of extending until late at night both activities and alcohol consumption.

These are my reasons:

1. Noise carries in this vicinity and evening events will have a serious impact on the neighbouring houses to create a public nuisance.
2. The Midford Road is busy, narrow, winding and with variable speed limits, presenting a hazard to people entering and exiting this venue which is set just after a bend in the road with, therefore, very poor visibility. This could lead to accidents on the road, as well as present a danger to those entering and exiting the venue.

3. There is past experience in this and other locations just outside the city of a 'honeypot' draw to those from outside the area who have no vested interest in respecting the neighbourhood. The result has sadly been the kind of crime or disturbance that could be prevented if such an application as this is withheld.

Thank you for your consideration of these concerns.

Best wishes

Carolyn Scriven

Midford Road, Bath

From: Andrew Limb

Sent: 17 January 2017 21:12

To: Licensing

Subject: Licensing application for Castle farm No: 16/03939/LAPRE

Dear Sirs,

We are writing to object in the strongest possible terms to the above application to increase the range of licensing activities at the above address.

We live on Midford Road a few hundred yards above Castle Farm. The application will cause a large influx of people to come to this country area, together with additional traffic and will adversely impact hugely on the area.

The activities applied for include sports events and music which, when coupled with the sale of alcohol, has every chance of becoming a public nuisance regarding the noise both during the events and with people arriving and leaving the premises before and after events.

From a personal point of view, as we live in such close proximity up the hill from Castle Farm, the noise would impact greatly on us as the sound would travel up the hill. Given the wide range of opening hours seven days a week, this would be unbearable.

The requested hours would mean that these events would be able to run from early morning to late at night every day of the week. If these events were popular there would be an almost continuous movement of people in and out of the site with alcohol constantly on sale and with the chances of crime and disorder increasing as a result.

We are also very concerned about the draw of premises with an almost day long alcohol license. There will undoubtedly be some attendees who consume large quantities of alcohol and then either drive or leave the premises on foot or bike and then have accidents or become a public nuisance in some other way. Midford Road is a fast road which at times can be busy and the likely outcome of more traffic around this site is likely to cause a great deal of disorder and nuisance to the local population. We have had many accidents at the top of the hill, due to the sharp bend and camber of the road, which have resulted in several cars impacting our perimeter drystone wall. Extra volume of traffic would seem likely to increase the chances of this occurring.

I am extremely concerned about this application as the location of Castle Farm is not at all suitable for such a potentially busy project and we urge you to decline this application.

Whilst writing, we would also like to raise the issue of the timing of the application. This appears to have been submitted in an underhand manner a few days before Christmas, without any consultation or notice to the people living close by. Given the short time scale for any objections to be submitted it is hard not to believe that there was a hope, on behalf of the applicants, that it would sneak through unnoticed. If that is the case it certainly raises great concerns about the owners conduct in the future were they to be successful in obtaining a license for their suggested activities.

Yours Faithfully

Andrew and Stephanie Limb

From: Val Richards
Sent: 18 January 2017 09:02
To: Licensing
Subject: Fwd: Castle Farm Licensing

Dear Ms Stokes & Ms Wolyn
 Licence No: 16/03939/LAPRE

I would like to object to the proposed extension to Castle Farm licensing hours and activities for the following reasons:

1. The site is inappropriate for this type of development. It is in an ANOB in a prominent position, which is highly visible across the immediate valley and beyond;
2. The proposed changes would inevitably cause increased light and noise levels:
 - 2.1. Increased noise, particularly late at night, would echo around the valley and cause a public nuisance and disturbance for residents in the immediate locality and beyond to Horsecombe Vale, Combe Down, Midford, Southstoke & Monkton Combe;
 - 2.2. Increased light pollution would have a negative impact on the ANOB and surrounding environment;
 - 2.3. Increased noise and light in this ANOB location would have a deleterious effect on the extensive wildlife in the valley and woodland below Castle Farm and the surrounding countryside.

Thank you for your attention in this matter.

Kind regards

V C Richards

From: Sue Mercer
Sent: 18 January 2017 09:45
To: Terrill Wolyn
Subject: Castle Farm Barn REPRESENTATION - Sue Mercer

Good morning

Further to the abovementioned licence application, I wish to register my objection.

I live directly opposite the premises on the other side of Horsecombe Vale, and have direct line of sight of the premises.

In addition to increased traffic along the narrow unlit Midford Road, my main objection would be the noise disturbance due to late night events.

There are very few noise breaks between the premises and my property (only a few trees) and any noise would carry easily on the prevailing south/south west wind. In fact, noise from the Midford Road is very much more audible at my property than noise from the Bradford Road which is significantly closer but which has natural and built noise barriers.

Any music played at the premises would be very detrimental to the peace and tranquility of the Vale and obviously something that local residents would have little or no control over. I understand that the land owner has not been particularly amenable to requests to turn down music on previous occasions and we do not want to get into protracted legal battles which could have easily been prevented at this early stage.

I also understand from my neighbours that there have been many objections lodged about this, and I urge you to turn down the application to ensure that the lives of many are not unfairly disturbed by one individual.

Best regards
 Sue Mercer
 Cleevedale Road

From: David Parker
Sent: 16 January 2017 19:40
To: Terrill Wolyn
Cc: Cherry Beath (Cllr); Bob Goodman (Cllr)
Subject: CASTLE FARM BARN - REPRESENTATION - David PARKER

Dear Terrill,

Please find attached objection to above application.

Yours sincerely

David Parker

16 January 2017

Dear Sirs,

LICENSING APPLICATION CASTLE FARM. REF. 16/03939/LAPRE

I refer to the above application to which I make objection.

As you will be aware Castle Farm is situated on high ground at the head of a valley in an area of "outstanding natural beauty". It is also on a busy main road and is in close proximity to a number of residential areas'. There are other farms close by some of which have livestock.

My residence is situated across the valley from the farm at Beechwood Road in Combe Down and I can clearly see the farm from my property. Although some distance from the main Midford Road (on which the farm is situated) the noise of the traffic on the road can be clearly heard in my garden especially so on a still day or when the wind is in the west. The air is clear and the sound travels with little attenuation both across and throughout the valley area.

Some time ago (I cannot be exactly sure of the date but it was approx. 4 or 5 years) an event was held at the farm, which involved an outside pop group/band. Primarily because of the situation of the farm the noise created in the surrounding area was "horrendous". The sound echoed around the valley and I have it on good authority that it could be heard in Midford, Southstoke, Monkton Combe and as far away as Combe Hay and Claverton Down. The sound here was such that I was forced to contact the police to complain, but no action was taken as it was agreed that this was probably just a one off. However they agreed to look into the matter should it re-occur. They also informed me that they had had other complaints. I was particularly concerned for the residents of The Orchard, Rock Hall (extra care housing catering for the frail elderly) which adjoins my property. These folk like to sit out in the garden in the summer but with a noise such as this, such an experience would certainly not be pleasant and would deprive them of the pleasure. Further, there are farms in the area with grazing animals which I understand (although I have no direct evidence) were affected by the noise created.

There is no doubt that if this application were approved then serious noise pollution would be the result throughout this whole area. It is not a case of "wait and see" as many local residents have already had first hand experience and as a result found the noise so disturbing they were forced to contact the police. The very thought of having to tolerate such pollution on a regular basis and to so late an hour is totally unacceptable and would cause a great deal of stress to many local residents. Significant medical research has been carried out on the effects of noise pollution on health which is now well understood and I cite two papers at Annex which highlight the detrimental effects such pollution causes both directly and through associated stress. These effects cannot be ignored when considering the number of people this application is likely to affect and I therefore urge you to reject it.

David Parker MSc CEng FIET

Annex

Ising H, Kruppa B. Health effects caused by noise : Evidence in the literature from the past 25 years. Noise Health 2004;6:5-13

Stansfield S A, Matheson M P. Noise pollution : Non auditory affects on health. British Medical Bulletin 2003.68

From: Sandra
Sent: 16 January 2017 20:02
To: Terrill Wolyn
Cc: Cherry Beath (Cllr); Bob Goodman (Cllr)
Subject: Castle Farm Barn - REPRESENTATION - Sandra and Glenn JEFFERIES

Dear Mr Wolyn,
 We are writing to strongly object to the licensing application that Castle Farm, Midford (case number 16/03939/LAPRE) has made to increase the range of activities and hours the premises is open to the public.

We live in Horsecombe Grove, Combe Down and our house lies directly across the valley from Castle Farm. Horsecombe Grove is a very quiet street, which was part of the attraction for moving there. Any noise generated during the evening will travel unimpeded across the valley and directly affect us and our neighbours. We both work and have children and noise carrying on late into the evening will have a direct and negative affect on our ability to sleep and therefore health and well-being. We strongly urge you to reject this application.

Yours sincerely,
 Sandra and Glenn Jefferies

From: Trina Timbrell
Sent: 16 January 2017 20:32
To: Terrill Wolyn
Subject: Castle Farm Barn - REPRESENTATION - Trina and Tony TIMBRELL
From: Kiana Timbrell

Date: 16 January 2017 at 20:04:13 GMT
To: Trina Timbrell
Subject: **Objection to proposed license for Castle Farm Ref: 16/03939/LAPRE**

We wish to object to the Licensing Application received on the 21st December 2016 from Castle Farm, Midford Road. Ref: 16/03939/LAPRE

We are Trina and Tony Timbrell. We live directly opposite Castle Farm, in Beechwood Road

We understand that under the **Licensing Act 2003, Revised version June 2014, paragraph 2.19**, residents may object to a licence application on the grounds of **Public Nuisance**.

Paragraph 2.19 "It is important to remember that the prevention of public nuisance could therefore include low-level nuisance, perhaps affecting a few people living locally, as well as a major disturbance affecting the whole community."

As local residents we can assure you that the impact of this business being allowed to hold any events involving loud noise and lights would be completely devastating to this area.

Horsecombe Vale/Valley is a recognised **Area of Outstanding Natural Beauty**. It abounds with wild animals and birds and provides **residents and the numerous visitors** who walk through the Beech Woods and across the fields with a welcome escape from the hustle and bustle of their busy, modern lives. It is an incredibly beautiful and peaceful place to live and spend time walking and relaxing. Loud noise during the daytime would completely **destroy the relaxing tranquility** which people who have homes here, or who walk in the neighbourhood, have chosen to enjoy.

As we all know, at night, when our homes are quiet, even the smallest sound, like the clicking of a clock, can be heard. In the early evening at Horsecombe Vale, when the normal daytime noises subside an amazing peacefulness can be enjoyed. The only noises heard are the wind in the trees, the distant cry of a vixen and the hoot of the owls. This is the **COUNTRYSIDE**, these are the noises we expect and want to hear. **This is not a place for loud music/ sounds and bright lights.**

Castle Farm have held music events in the past, and whilst I do not understand the scientific theory of how the noise travels and is **AMPLIFIED** by the valley, my personal experience is that their events have sounded like they were happening in our back garden. It has been **horrendous**.

We have personally not lodged formal complaints in the past as we try hard to live in harmony with our neighbours and had assumed the event was a 'one off' party. I am aware that telephone calls were made by my neighbours to the relevant authorities. I also know that one neighbour walked over to the farm and asked them to turn the volume down, which they did. On his return home, the music was turned back up again. This is clearly the behaviour of people who have demonstrated their total lack of consideration for those who live nearby.

The thought that **this horrendous disturbance** could be a regular event run by a commercial business would be **an absolute nightmare**.

I understand from talking to various Council representatives that when noise complaints are made, this type of disturbance is dealt with by the Police. At a time when there are extreme cut backs to Policing Budgets this seems to me like an area where funds could be saved. I can assure you that if Castle Farm were to hold any type of noisy event in the future **the police switchboard would be totally jammed with complaints** from across the Valley. This could be avoided by not permitting these events.

I understand that licences for venues in Monkton Combe (Conference Centre and Health Club) have been rejected due to concern regarding the potential disturbance for the local community. **I believe this application is extremely similar and should also be refused.**

Whilst noise is our major concern there is the additional worry regarding **artificial light**. At a time when Councils are being praised for areas with low level artificial light interference, the BANES licensing committee should be aware that the

Horsecombe Valley enjoys almost complete darkness at night. Any outdoor commercial artificial lighting would totally **destroy** this.

Having spoken to Natural England and the Bat Conservation Trust (Wildlife and Countryside Act 1981, Habitat and Species Act 2010) I am aware that we have a substantial population of internationally exceptionally **RARE and HIGHLY PROTECTED Greater and Lesser Horseshoe bats in our area**. Artificial lights attract flying insects, drawing them away from their normal location. This has a **detrimental impact on the bats** which avoid the light and are unable to adapt to the change in conditions. This is yet another reason to not allow Castle Farm to hold events which require outdoor artificial lights.

Public Safety. Castle Farm is situated next to the B3110 Midford Road. The access and exit point for cars is relatively safe for cafe and farm visitors who arrive throughout the day, but it is totally **unsuitable and unsafe for large numbers of cars** to be leaving the venue at the same time onto a relatively narrow, dark and fast moving road.

Members of the committee I implore you to reject this application.

Please think, if you went back to your home tonight and a nightclub was blaring out loud music in your back garden, even if it was 8 o'clock at night , how would you feel? This is the impact that Castle Farm's application and actions would have on local residents and it would be devastating.

Trina and Tony Timbrell

From: iain
Sent: 16 January 2017 19:51
To: Licensing
Subject: Fwd: Castle Farm 16/0039/LAPRE

Dear Manger

We found out about this Application from a kind neighbour and we attach our objection.

We ask that you will take the necessary action.

I have also forwarded copies to our 2 councillors.

Thank you,

Mr and Mrs Fender
 Bradford Road

BANES Ref : 16/03939/LAPRE

OBJECTION NOTICE: Castle Farm Licensing Application.

We wish to object most strongly to this application for the Licensing of Castle Farm, for music from 0900 – 0000hrs seven days per week, which will cause a daily and nightly recurring nuisance.

We live on the other side of the valley directly opposite Castle Farm and from experience of other events across the valley we know that noise reverberates throughout. On a still day we can hear the trains passing through Freshford. We also hear the traffic on Midford Road.

From the Title it is clear that the venue (Castle Farm) is a working farm, and we believe having music seven days per week will be detrimental to the welfare of farm animals. We believe there are dogs, chickens and cows on the farm.

This is a very quiet residential area, and in our opinion the noise would be a nuisance extending from Midford Road, Southstoke Road, Bradford Road, Pioneer Ave, Horsecombe Brow, Cleevedale Road, Horsecombe Grove, Beechwood Road and probably further afield.

We would also like to draw attention to the fact that if it was not for a kind neighbour telling us about this application, we would not have known about it. This raises the question, how many other residents in the surrounding area are unaware of this application?

The above represents our strong objection to any and all licencing.

Mr and Mrs I Fender OBE.

From: hannah rawlings

Sent: 16 January 2017 22:14

To: Licencing; Bob Goodman (Cllr); Cherry Beath (Cllr); Terrill Wolyn

Subject: Castle Farm Barn REPRESENTATION - Hannah RAWLINGS and Tanat LEWIS

Dear Sir/ Madam

We live directly opposite Castle Farm, on Beechwood Road, Combe Down. We are very concerned about a licensing application which has been brought to our attention by neighbours. This is licensing application for Castle Farm ref: 16/03939/LAPRE.

The main issue we have is regarding disturbance due to noise pollution. If the application is granted potentially there will be entertainment noise most evenings, particularly at weekends. We are very alarmed to know that this request includes performance of live music both indoors and outdoors.

Having been a resident of Bath all my life, growing up in Bear Flat, we chose to move to the outskirts of Bath to enjoy the peace and tranquillity of the surrounding countryside. It is of great concern that this could be spoilt if this licensing application is approved.

We remember clearly the disturbance caused by a party/ loud music at Castle Farm until the early hours of the morning. This was extremely disruptive for our family and young children. We are horrified at the thought this could become a regular occurrence.

The building itself is a 'rustic barn', not designed with sound insulation in mind. Even indoor music will easily penetrate through the walls and into the surrounding area.

The location of Castle Farm is directly opposite Beechwood Road, at the top of Horsecombe Vale. Noise funnels and is amplified as it travels down the valley. It sounds as though it's a stones throw away. You may be mistaken in thinking Castle Farm is isolated and wouldn't cause a problem however, the natural acoustics mean that the effects are far more widely felt. It is disheartening to think the natural environment could be altered so easily by this application.

Castle Farm was once a small holding and its use has quickly changed from a Cafe last summer to a late night entertainment venue. This is the first time we have been made aware of any kind of planning or licensing application, and this was from neighbours not the council.

As Castle Farm's website states, it is **"Nestled within the beautiful rolling hills of Midford, our lovely little cafe is situated on a charming Organic Farm amongst fresh herbs, sweet smelling flowers, and some incredibly happy chickens..."** The beautiful rolling hills of Midford are precisely what we are seeking to conserve.

We are desperately concerned about the impact this application could have on the beautiful surrounding environment. The countryside around Bath is so precious. We really need your support to keep it as unspoilt and protected as possible. We urge you to carefully consider the implications of this application on local residents.

Regards Hannah Rawlings and Tanat Lewis

From: Bob MacGrain

Sent: 16 January 2017 18:50

To: Licensing

Subject: Licence No: 16/03939/LAPRE - Castle Farm, Midford, Bath

As a local resident I object to the application by Castle Farm Organics Ltd to increase the range of licensable activities, extend the sale of alcohol and increase the hours the premises are open to the public.

I believe the location of this facility will create a public nuisance in respect of lights and music seriously affecting the many local residents within sight and sound of Castle Farm, in what is otherwise a quiet rural location.

I believe the location is poorly served by public transport, and not within walking distance of any significant residential areas, and hence visitors will arrive by car causing both public nuisance to local residents and a significant traffic hazard for both vehicles and pedestrians as the access onto the Midford Road is in a dangerous position on an unlit section of road.

I trust my objections will be taken into account when considering this application.

Mr RJ & Mrs SA MacGrain
Midford

From: Anne Lawson
Sent: 17 January 2017 08:09
To: Terrill Wolyn
Subject: Castle Farm Barn - REPRESENTATION - Anne LAWSON

Licensing Application for Castle Farm, Midford Road, Bath case number 16/03939/LAPRE

As a Combe Down resident, I am seriously concerned about the licence extension application in respect of Castle Farm.

Though my house itself might not be directly affected, much of Combe Down will be and I understand from descriptions of past events that the noise travels far within the village. Combe Down is a quiet, surprisingly rural little village well away from the noise and action of the city of Bath – that is one of its charms. Residents do not want this changed by the opening of a loud music venue on its border. It would significantly alter the ambience, tranquillity and character of the village – and cause a genuine and hugely disruptive impact on a large number of people who live here for its peace and quiet.

Most of the listed proposed activities seem inappropriate to the location. The main objections are loud music, late night refreshment, extended hours for selling alcohol – though indoor sporting events could also be noisy and generate much traffic, as could dance.

Extended opening hours and performance of plays and films would, I believe, require careful scrutiny and limits imposed on them.

I hope that the Council will debate this proposal in detail, listen to the objections raised and also call for some local representation – and organise a site visit themselves.

I hope the proposal will be turned down – or, at the very least, toned down massively.
Anne Lawson, Combe Road, Bath

From: Tony Darrah
Sent: 17 January 2017 11:02
To: Terrill Wolyn
Subject: Castle Farm Barn - REPRESENTATION - Mr & Mrs Tony DARRAH

Dear Terrill

I should be grateful if you would note the attached letter of objection to the above licence application.

17 January 2017

Dear Terrill

Our attention has been drawn to the recent licence applications by the owners of Castle Farm, Midford Road.

As residents of Combe Road, living directly across the valley from Castle Farm, which is in plain view from our property, my wife and I would be directly

affected by noise pollution if such licences were to be granted - as would the residents of all properties on the south side of Combe Down. The situation is aggravated by the fact that Castle Farm stands in an elevated position, with falling ground to the north, and there is nothing between this location and Combe Down to attenuate the sound. The applicant's land is largely surrounded by residential properties, the owners of which would suffer a reduction in value of their properties if this application were granted.

The area which would be affected by the noise pollution is a long stretch of the valley south of Combe Down. This whole area is in the Green Belt and also in the Cotswold Area of Outstanding Natural Beauty. Planning officers should have regard to the requirement that nothing shall be done in the Green Belt or AONB which causes damage to it. Damage is not just defined as inappropriate size or design of buildings, but is more widely understood to mean detriment to the environment.

Furthermore, the land is obviously classified as agricultural: thus it could be argued that the land should retain this classification. Therefore the use that the owners wish to transfer to is not allowable.

While there may be some proposed activities to which we would have no objection, we are particularly concerned about the applications in respect of Live Music and Recorded Music, and we write to object in the strongest terms to these proposals.

Yours sincerely

Tony Darrah

From: Margo Jackson

Sent: 18 January 2017 12:32

To: Terrill Wolyn

Subject: Castle Farm Barn - REPRESENTATION - Margo JACKSON

Dear Sir

I wish to object to the application from **Castle Farm, Midford Road**, for a licence extension that will permit them to serve alcohol and host live music events late at night.

I believe granting this will result in huge nuisance to other residents in the Combe Down area.

Yours sincerely

Margo Jackson

Rock Lane , Combe Down

From: mark womersley
Sent: 18 January 2017 12:57
To: Licensing
Cc: Fiona Womersley
Subject: Re: Licensing Application for Castle Farm, Midford, Bath BA2 7BU - Licence No: 16/03939/LAPRE

Dear Sirs

We wish to object to this licensing application.

We believe that, if granted, the result will be a deterioration in the local amenity through significant noise disruption, especially in the evenings, and lots more traffic movements. This will be a public nuisance.

There is also the distinct possibility of an increase in crime and disorder, for example through the effects of increased on site alcohol consumption. The proposed licensing hours are excessive.

The site itself is currently a delightful farm café. It is difficult to see how it could be expanded in the manner envisaged under the licensing application without considerably increasing the scale and nature of the current commercial arrangements. That raises many challenges, including possibly public safety on the premises.

We live on the edge of Monkton Combe, within the Midford Valley therefore. We walk and travel through the Midford Valley regularly. South Stoke is well known to us. This kind of application, if granted, would be of major concern. It could also encourage other similar applications, so undermining the quality of the local amenity which is precious and needs to be cared for and preserved.

In summary, our objections to this application are mainly because of the strong likelihood of a material public nuisance resulting.

We support wholeheartedly the objections that have been submitted by South Stoke Parish Council.

Yours faithfully,
 Mark and Fiona Womersley

-----Original Message-----

From: gavin douglas
Sent: 18 January 2017 14:13
To: Licensing
Subject: Castle Farm - License application no. 16/03939/LAPTE

I have become aware of the above license application and I wish to object.

If granted it will undoubtedly cause Public Nuisance.

The proposed site is on a hilltop and immediately to the north on the other side of the valley are a considerable amount of residential dwellings. Any noise from amplified music on site

or over use of the site by individuals will undoubtedly and seriously affect all the members of public on the opposite side of the valley, particularly as the prevailing wind is from the south. If granted, this license application will undoubtedly cause public nuisance to many people.

If granted, this license will certainly draw many more adults and children to the site and due to the location fronting a busy road I believe this to be a danger and especially to children.

Finally and to sum up, the planning consent for the site restricts its use and it seems totally inappropriate for this application to go way beyond those restrictions.

I would therefore request that this license application is rejected.

Gavin Douglas.
Monkton Combe

From: South Stoke PC [<mailto:SouthStokeClerk@hotmail.com>]
Sent: 18 January 2017 14:15
To: Licensing
Subject: 16/03939/LAPRE - Castle Farm Organics Limited

**SOUTH STOKE PARISH COUNCIL
TREGONHAWKE
SOUTH STOKE
BATH BA2 7DW**

Clerk
hairman
01225 840201
834893
SouthStokeClerk@hotmail.com
net.com

C
01225

chriswinp@btinter

Bath and North East Somerset Council
Licensing Services
Lewis House
Manvers Street
Bath BA1 1JG
January 2017

Wednesday, 18

Dear Sirs,
16/03939/LAPRE - Castle Farm Organics Limited, Castle Farm, Midford, Bath BA2 7BU

Licence Type: Premises Licence Received 21/12/2016 Status: Checks Outstanding
Details: Variation: To increase the range of licensable activities to include: Performance of Play, Exhibition of Film, Indoor Sporting Events, Live Music, Recorded Music, Performance of Dance, Anything of a similar description and Late Night Refreshment. Extend the sale of alcohol from 11:00 - 17:00 daily to Sunday to Thursday 09:00 - 23:30 and Friday and Saturday 09:00 - 00:00 Increase the Hours the premises are open to the public every day. Include a non-standard timing in respect of New Year's Eve.

South Stoke Parish Council Objects to the above application to extend the current licensing at Castle Farm Organics Ltd. on the grounds that such an extension in the scale of activities, and of the hours, presents a significant risk of public nuisance by disturbance of the amenities of nearby occupiers, and by risk of highway public safety, particularly to those using the premises.

The location of these premises is within a Green Belt designation and within the Cotswold Area of Outstanding Natural Beauty. Both these designations serve to highlight the quiet rural nature of this location, and the range of activities and timings present a significant risk of disturbing this. Furthermore the natural geography of the site, at the head and side of a deep valley, allows the transmission of sound from music and performance to travel across, down and up the valley. This presents a significant risk of disturbance to residents of Combe Down across the valley, Monkton Combe, Midford and Tucking Mill down the valley, and South Stoke residents along the B3110 up the valley. This has already proven to be the case when a recent wedding party at the venue continued until around 2:00 a.m. Whilst a reasonable compromise might be to restrict the activities to being indoors, with windows and doors closed, from say 18:00, we doubt that the structure of the buildings concerned would be able to contain the noise adequately.

We find this application to be at odds with the applicants previously stated position in their planning application 16/04292/VAR.

I quote their statement:-

We would therefore ask that our opening hours are set as 9.00 -18.00 plus two evenings each week to 23.00 which will vary according to demand.

The reason given to restrict our hours is to safeguard the amenities of nearby occupiers in accordance with D.2 of the Bath and North East Somerset Plan.

Similarly, their stated position was that the café was ancillary to the agricultural business, i.e. food available to customers whilst collecting produce, and that they sought not to conflict with the local pubs by virtue of their opening hours.

The planning consent was granted on the basis of this position, and therefore carried the following conditions:-

The use hereby approved shall not be carried on and no customer shall be served or remain on the premises outside the hours of 09:00 and 18:00 and the café can remain open until 23:00 for two evenings a week.

Reason: To safeguard the amenities of nearby occupiers in accordance with Policy D.2 of the Bath and North East Somerset Local Plan.

The proposed use hereby permitted shall not be used other than for purposes ancillary to the existing farm operations at Castle Farm Barn and shall remain within the red line shown on the submitted block plan.

Reason: The proposed use is considered to be acceptable on the scale outlined by the application. Any increase in the size of the operation could have a detrimental impact on highway safety and the openness of the green belt.

To grant a licence as proposed would therefore be completely at odds with these planning restrictions, since if the Café were to operate as the intended licence would permit, it would necessarily contravene planning law.

The Parish Council does accept that the current licence is now inconsistent with the planning consent. It would therefore be reasonable to grant a new licence which allowed the serving of alcohol with food from 09:00 – 18:00 seven days each week. The planning consent also allows for opening hours to be extended for two days a week until 23.00. We understand that this is for pre-booked or pre-arranged events and we see no reason why the existing arrangement of Temporary Event Notices cannot continue to cover these situations. As we have outlined above, the site is in a highly sensitive location and we would wish to see an additional condition imposed that if any music is involved this takes place inside with doors and windows closed after 18.00.

We trust that the licensing committee will take these very serious observations into account in determining this application, and agree with the proposals we have just outlined above. We represent a considerable body of public opinion from the residents of our parish and neighbouring areas, who are very concerned about the impact this application might have upon their well-being and their enjoyment of their quiet rural location, if this application is granted.

We would like the opportunity to address the licensing committee when the application is considered by them.

Yours faithfully

Mr. G. Davis
Clerk - South Stoke Parish Council

From: Roy Jones
Sent: 18 January 2017 10:40
To: Terrill Wolyn
Subject: Licensing application 16/03939/LAPRE

Dear Terrill

I attach a letter objecting to Licensing application 16/03939/LAPRE. Please can you acknowledge receipt of this letter.

Licensing application 16/03939/LAPRE: Castle Farm

I am writing to register my objection to the above application for licences to increase the range of activities at the above farm and café in the Midford valley.

The café at the farm advertises itself as “a lovely little café tucked away within the picturesque hills of Midford” and wants people to “relax, and try some tasty food”. This application would appear to give it carte blanche to become much more than that, seeking permission to open from Sunday to Thursday until 11.30pm and on Friday and Saturday until midnight and for non-standard timing on New Year’s Eve and to provide both live and recorded music.

Such an extension will allow significant noise and disturbance to residents within Combe Down and South Stoke late into the evening and the geography of the Midford valley would potentially exacerbate the noise pollution from the proposed activities. This is an inappropriate extension for "a lovely little café" and should be rejected by the committee.

Yours sincerely
Dr Roy Jones

-----Original Message-----

From: Vivien Dando

Sent: 18 January 2017 15:21

To: Terrill Wolyn

Subject: Castle farm Barn - REPRESENTATION - Vivien M DANDO

To whom it may concern

As a long time resident of Horsecombe Vale (), I wish to lodge an objection to the application by Castle Farm, Midford Road, Bath, to extend the license for their business.

My home is directly opposite Castle Farm and the existing car park and farm buildings are already an eyesore, particularly in the winter.

The basis of my objection to this licensing extension is that it is likely to result in excessive noise pollution in the valley at night - sound is amplified across the valley and therefore live or recorded music at high volume would be very detrimental to this peaceful location, as would be the noise created at the conclusion of evening events as people leave the premises and start their cars.

An additional concern must surely be the danger of having cars turning on and off Midford Road at that point.

I urge that this license extension should not be granted.

Vivien M Dando

From: Andrew Grundy

Sent: 18 January 2017 15:56

To: terill_wolyn@bathnes.gov.uk

Cc: Bob Goodman (Cllr); Cherry Beath (Cllr); Licensing; ben.howlett.mp@parliament.uk

Subject: Castle Farm Licensing Application 21/12/16 ref:16/03939/LAPRE

Dear Sirs/Madam and Councillors Beath and Goodman,

It is with some considerable concern that we have just learnt of the Licensing application for Castle Farm. We wish to register our strongest objections to all aspects of the application, in particular the issue of noise. Our points are as follows:

- 1) The proposed activities will lead to unacceptable levels of noise on a frequent basis that will disturb, upset, distress, a large number of homes/families over an extensive area. This area will be particularly large in view of the local topography which will result in the sound travelling a significant distance. It should be acknowledged that this is not hypothesis, but has clearly been demonstrated when music was played on a previous occasion, when the level of noise experienced was unacceptably loud in Combe Down;
- 2) the proposed activities are not in keeping with the local ambience or nature of the environment:
- 3) access to and from the site for large numbers of cars from the Combe Down side, i.e. via Summer Lane and Tucking Mill Lane, at particular times i.e. the start and finish of events will lead to an increased risk of accidents in view of the nature of these very narrow roads:
- 4) further the issuing of a new license to serve alcohol in a location with no, or very limited, public transport, and the closest taxi service some miles away, will almost certainly lead to individuals drinking and driving with the attendant risk this poses on the surrounding roads:
- 5) As a further related issue we note that no notification of the application was posted/displayed in our area; a significant oversight in view of the problems with noise that were experienced and well known in the past. We only heard about the application through local contact and leads us to believe that a significant number of residents in Combe Down may not have had the opportunity to register their objections to this proposal. We would also not be surprised if this were true of other areas outside Midford who will also be affected.

In conclusion, we expect that this application will be comprehensively rejected by the relevant authorities.

Rec'd 20.01.2017

And if we could add a little addendum to our objection, as an illustration of how sound travels in the valley; we have just taken a walk along to Monkton Combe where we stopped high above the school on Shaft Road to enjoy the view. On the school playing fields in the valley a hockey match was underway and the sound of the ball being hit could easily be heard. We were approximately one kilometer away (according to maps) - demonstrating how easily and far sound travels up the valley sides.

Regards

Dr A,K, Grundy and Dr A.J. Grundy

From: IAN BENNETT
Sent: 18 January 2017 16:20
To: Licensing
Subject: Castle Farm Barn - REPRESENTATION - Ian BENNETT

I wish to object to the above licensing request for Castle Farm, Midford rd.

The request to serve alcohol in a beautiful rural location during the hours requested , with the vehicle traffic & festivities will dramatically, to its detriment change the peaceful nature of Horscombe vale.

The valley provides a boundary to the visual city scape, noise & light pollution that will echo around the neighbouring houses & affect 100s of homes in the hamlet of Midford & Combe Down village.

The increase of traffic in this rural setting on an already dangerous busy winding road at these hours will likely cause many tragic road traffic accidents.

This licence request should not be granted in my opinion.

Regards

Ian Bennett
 Combe Down, BATH

From: bryan williams
Sent: 18 January 2017 16:36
To: Terrill Wolyn
Subject: Castle Farm Barn - REPRESENTATION - Bryan WILLIAMS

To: Ms Terrill Wolyn, Licensing Officer, Bath & North East Somerset Council

Dear Ms Wolyn

Re: Licence Application for Castle Farm, Midford, reference number 16/03939/LAPRE

As a resident of Pioneer Avenue, Combe Down, located across the valley from Castle Farm, I wish to register my opposition to the above Licensing Application on two grounds:

1. The likely noise that could be generated, were the application to be successful.

The playing of live or recorded music through amplifiers would be likely to cause considerable noise disturbance over a significant distance affecting this side of the valley, where there are many residential homes that would be affected. My main concern is that this could continue into the evening and even into the early hours of the next morning, unless strict constraints were to be applied as a condition of any licence that is granted.

2. The unsuitability of the position of Castle Farm as a venue that could attract large numbers of people.

It is reasonable to expect that the proprietors of Castle Farm would want to maximise the success of any events they might hold, by attracting large numbers of people. Midford Road, at the location of the entrance to Castle Farm is a relatively narrow road, has at least one nearby road junction and is at times very busy. Also, vehicles do tend to travel along it at speeds that are unsafe for the nature of the road. To site a venue at this point, that is likely to attract large crowds, would be very unsafe and dangerous, and in my opinion there is not sufficient space at the location to improve the entrance to the degree necessary to render it safe for the handling of numbers of cars that could arrive at a timed event.

Also, were the licence to be granted on the basis that people could park elsewhere and walk to the venue, this would be very likely to cause considerable inconvenience to residents in roads like Southstoke Road, and those that adjoin it. Suffice it to say, too, that most of the roads that are within walking distance of Castle Farm do not have much free space for extra parking, beyond what the resident already use.

Therefore, I urge you to consider these points very seriously before granting the licence that is being applied for, for this site that is totally unsuitable for the numbers of people who might wish to take part in the activities proposed in the application.

Yours sincerely

Bryan Williams

From: Bob Goodman (Cllr)
Sent: 18 January 2017 19:46
To: Terrill Wolyn
Subject: Castle Farm

LICENSING ACT 2003

INTERESTED PARTY/COUNCILLORS REPRESENTATION

Re: *Castle Farm Organics Limited Licensing Application 21/12/16 Ref: 16/03939/LAPRE*

As a Councillor for the Combe Down Ward, I wish firstly to declare an interest in this Application in that I live in Beechwood Road, Combe Down, and will be directly affected by the amended License if it is permitted.

I, along with many of my neighbours, have had to endure many occasions where the noise from Castle Farm has impinged on our quiet community.

I have visited and indeed been contacted now by well over 100 residents in the immediate area about the Application, all are very much against further Licensing of these premises.

I wholeheartedly support the residents in the many eloquent ways in which they have conveyed their objections to the Licensing Authority.

I, of course have to accept, as we all do, the Government partial de-regulation of several entertainment activities, but this is going further than the Government envisaged otherwise it would not be coming before the Licensing Sub-Committee.

I believe indeed, due to the continual breach of the existing License which has been spelt out by many of the numerous objectors, that the License of Castle Farm should indeed be reviewed.

The granting of this amended License would put upon the residents of Combe Down the potential continual noise pollution to quite an unacceptable level. The light pollution, together with the noise pollution would breach the setting of the Cotswold AONB and wildlife would also be affected in quite an unprecedented way.

In the immediate vicinity, Lesser Horseshoe Bats hunt and I, for one, have seen them on many occasions over the last few years. They are both noise and light sensitive and there are no indications at all how the affect of this species will be mitigated if indeed that is possible.

The '**Farm Shop**' is no longer indeed a Farm Shop and is, quite frankly, growing beyond its original concept and the granting of this License would cause considerable issues both for the immediate neighbours and, more particularly, to neighbours on the opposite side of the valley.

Many of my constituents are concerned that they were never notified of this License because it was assumed they are 'too far away'. However, the impact on the 'other side of the valley' will be devastating to those residents and notification in the future of similar Applications should be reviewed.

The granting of this License will destroy the quiet lives of my residents, together with that of the wildlife which inhabits this quiet backwater.

I respectfully ask the Sub-Committee review the Application and refuse further amendments.

I wish to inform you of my intention to speak at the Sub-Committee on the 16th February.

Bob Goodman (Cllr)
Conservative Councillor for Combe Down
Assistant Cabinet Member (Homes and Planning)
Chair Bath City Forum

-----Original Message-----

From: Graham Watters

Sent: 18 January 2017 21:35

To: Terrill Wolyn

Subject: Castle Farm Barn - REPRESENTATION - K G WALTERS

Dear Ms Wolyn

I would like to register an objection to the above application.

The south side of Combe Down looks out over a quiet valley with Castle Farm on the opposite side. Any noise from live or recorded music or other performances will be funnelled straight across the valley impacting adversely on many hundreds of people. Adding in the general merriment of those consuming alcohol can only make matters worse. Unless my reading of the Activities Information is erroneous matters are even worse in respect of New Years Eve when we could be subjected to whatever noise for a 24 hour period.

I trust that common sense will prevail and the application be refused.

K.G. Watters

From: Leah Moore

Sent: 18 January 2017 21:47

To: Terrill Wolyn

Subject: Castle Farm Barn - REPRESENTATION - Leah MOORE

Hi,

I would hereby like to object to the licensing application for Castle Farm on Midford Road. In my opinion, the grant of a license to offer any such activities as planned in case no.

16/03939/LAPRE would impact considerably on the peace and tranquillity in the Midford valley. As a resident of southern Combe Down, the noise from such planned events would travel easily across the valley which as a bowl seems to magnify the sound as it is carried over on the wind. Castle Farm would in this instance destroy the peacefulness for all nearby residents.

Regards,

Leah Moore
Combe Down

-----Original Message-----

From: Stephen Mann

Sent: 19 January 2017 02:26

To: Terrill Wolyn

Subject: Castle Farm Barn - REPRESENTATION - Jane RAMSEY and Stephen MANN

18th January 2017

Dear Sirs,

We live at Myrtlecott, Shepherds Walk, Combe Down, Bath BA25QU which is situated north of Castle Farm about 500 metres across Horsecombe Brook which runs in the valley between the two locations and is at the same elevation.

We object to the application on the grounds that it will be 1. a public nuisance as regards noise pollution and 2. a safety hazard as cars leaving and/or parking onto or on the Midford Road will cause unnecessary road jams and possible traffic accidents as that part of the road is narrow and with unsighted & unlit bends. The sale of alcohol will make this much worse.

We have experienced the noise pollution on the several occasions that a function has been held either with or without the benefit of a TEN temporary licence. The noise travels right across the valley and is quite unbearable with little or no diminution in level especially at night when noise travels far. On more than one occasion one of us from the northern side of the Horsecome Brook valley have walked round to Castle Farm and complained only to find that upon returning to the Shepherds Walk/Beechwood Road area the music has been turned back up in volume.

It would appear that the farm, which has been promoted thus far to date on the basis of an organic vegetable farm consisting of polytunnels with acceptable daytime activity is trying to move into another sphere of operations altogether and goes against the spirit and interpretation of recent planning applications for a workman's accommodation on site. The license & planning applications do not sit well together nor do they make sense given the buildings and car parking spaces at the Farm. The functions that have been so intrusive must have been held in temporary structures such as tents, marquees and the like. These structures do not hold the noise in and so it is effectively broadcast at full volume to all and sundry. There is nothing in between us like trees or houses to deflect or reduce the noise level. The idea of this being a regular occurrence especially late into the night and weekends is quite unacceptable and totally unreasonable as well as being inappropriate in this rural area.

Yours sincerely
Jane Ramsey
Stephen Mann

From: tricia
Sent: 18 January 2017 19:23
To: Licensing
Subject: Fw: 16//03939/LAPRE

I wish to object to the above licensing request for Castle Farm, Midford rd.
The request to serve alcohol in a beautiful rural location during the hours requested , with the vehicle traffic & festivities will dramatically, to its detriment change the peaceful nature of Horscombe vale.
The valley provides a boundary to the visual city scape, noise & light pollution that will echo around the neighbouring houses & affect 100s of homes in the hamlet of Midford & Combe Down village.
The increase of traffic in this rural setting on an already dangerous busy winding road at these hours will likely cause many tragic road traffic accidents.
This licence request should not be granted in my opinion.
Regards

Tricia Bennett Combe Down

From: Mark Farrant
Sent: 18 January 2017 20:34
To: Licensing
Subject: Castle Farm 16/03939/LAPRE

Dear Ms Stokes,

We live in Bumpers Batch close to this location and we object to an extension of the range of licensable activities as outlined in this application.

The B3110 is a dangerous windy road on a hill with overhanging trees and a single narrow pavement for part of the hill but largely with no pavement. This would be a hazardous place to have any form of entertainment and large scale event. The access to the site is suitable only for its original use as a field on a farm but not for anything involving consumption of alcohol, dance or film performances or late night refreshment. There would be a significant risk of motor vehicle and pedestrian accidents.

The valley is unspoilt and any further development of this site will blight the valley and the villages of Southstoke and Midford which are in the Cotswold AONB.

We object to this application on the grounds of safety and on the grounds of preserving the precious atmosphere of the valley and the villages of Combe Down, Southstoke and Midford.

With best wishes,

Yours sincerely,

Mark and Jane Farrant

-----Original Message-----

From: Andrew Millington
Sent: 18 January 2017 21:57
To: Licensing
Subject: Representation re 16/03939/LAPRE

Dear Wendy Stokes

I would like to lodge my major concerns over this application. I note that it requests approval for the playing of live and recorded entertainment and anything of a similar nature. While we are on the opposite side of the valley noise reverberates around the valley and the proposals outlined will have a major impact on the quality of life of residents throughout the valley. In my view the proposals are inconsistent with the character of the area - which is rural and an area of outstanding natural beauty. Many walkers use Summer Lane and the valley and the proposals could have significant implications for their enjoyment of this idyllic area.

Regards

Andrew Millington
 Combe Down

----- Original Message -----

From: Des Wighton <deswighton@gmail.com>

To: <licensing@bathnes.gov.uk>

Cc:

Sent: 18/01/2017 17:10:39

Subject: Re: 16/03939/LAPRE - Castle Farm, Midford

Monkton Combe Parish Council objects to the application to extend the licensing at Castle Farm Organics on the grounds that the scale of activities enabled by such an extension would constitute a nuisance to the residents of the parish and could result in harm to the children of Monkton Combe School by dint of noise pollution and sleep deprivation.

The Parish of Monkton Combe lies directly east of the application site and as such, the prevailing winds carry any sound from there down the valley. This is especially true at night time when the ambient noise from traffic has quietened and would be particularly true of live or recorded music with a heavy emphasis on bass notes which can carry for miles.

In addition, Monkton Combe School, a very successful private school in the centre of the village, has boarding pupils resident in various houses around the village and it would not be appreciated if they were kept awake at night and their studies suffered accordingly.

The Parish has, of course, been here before, and has successfully appealed in the past against similar proposals from Combe Grove Manor, situated above the village, and Waterhouse, across the valley, both of whom wanted to host outside music events at night and were denied after Planning Inspectors agreed with our objections that it would create an unacceptable nuisance to the residents.

We therefore ask that this application extension is denied and question why an 'organic farm' should seem to want to turn itself into a late night drinking and music venue in direct contradiction of their previously stated position of hosting 'activities ancillary to the agricultural business' for which the current restricted licensing, and planning, provision was agreed.

Des Wighton
Chairman, Monkton Combe Parish Council
email: deswighton@monktoncombe.org

From: Susannah Mayhew
Sent: 19 January 2017 11:55
To: Terrill Wolyn
Cc: Bob Goodman (Cllr)
Subject: Castle Farm Barn - REPRESENTATION - Prof Susannah MAYHEW

Re: Objection to licence application – 16/03939/LAPRE for Castle Farm Barn

Dear Terrill Wolyn

I am writing to strongly object to the application for Variation of premises licence application – 16/03939/LAPRE for Castle Farm Barn.

My reasons are as follows:

Public Nuisance

The proposed licence would allow the operators of Castle Farm to hold late night events seven days a week, close to or until midnight. All listed activities will inevitably involve a lot of noise from electrically amplified music, film shows, dance and sports events, and so on. This noise is a public nuisance, detrimental to the health of residents, and destroying the rural character of the valley protected in its tranquillity under its status as part of an area of outstanding natural beauty which includes legally protected bats. As a public health scientist, I can confirm that there is considerable research showing the mental and physical health benefits to children and adults of being able to undertake activities such as camping outdoors, walking, engaging with wildlife and experiencing the natural world; the disruption and inconsiderate actions caused by the operators at Castle Farm have already impeded this on a number of occasions. Sound carries very far in the valley and noise from the site has on occasion already gone on until sunrise on spring and summer bank holiday weekends, disrupting sleep and increasing stress. On one such holiday I had organised a sponsored Wildlife Sleepout in our garden in aid of the RSPB for my children and their cousins who came down from Scotland for the event. The noise from highly amplified music at Castle Farm continued not only late into the night but literally all though it until 6am the following Sunday morning making all dusk and dawn wildlife watching totally impossible, to the children's considerable disappointment. I logged a complaint with the police the only to be told that they did not deal with this kind of noise pollution and public nuisance. On a separate occasion a complaint about late night amplified music was raised through the BANES council website, unfortunately with no response or any action taken against the operators of the site.

The proposed licence terms would also result in considerable late night traffic on the Midford Road, causing further public nuisance through disturbance from traffic noise and drunken behaviour for all residents on the road as well as on the south side of the valley where I live with my family.

Public safety and prevention of crime and disorder

The road is unlit and vehicles travel fast along the stretch of road where the site is located. There is a considerable risk to public safety as accidents are highly likely to occur, especially as drivers of departing cars will be distracted at the end of events

and invariably some will be driving under the influence of alcohol which is a major cause of road traffic accidents. Late night visitors departing on foot also face serious risks of road collisions because of the single narrow pavement on the long unlit road – the risks will be exacerbated by the fact that many if not most visitors will have consumed alcohol, which is also associated with increase in abusive and violent behaviour especially when consumed in quantity during late night events. At late night events involving alcohol, the possibility of sale and consumption of illegal drugs is also a very real one with significant implications for crime and disorder since policing is very difficult (by either the operators or the police).

Protection of minors

The events proposed for the site are likely to attract a younger, even under-age, clientele. The alcohol licence proposed for the site, and the attendant possibility for distribution of illegal “party” drugs, will be impossible to police, and in consequence harm to minors will be hard to prevent.

On these grounds alone the application must be refused.

Failure to consult neighbours

I further note that the applicants have not kept in line with recommended practice of consultation of those affected by their proposal. Neither I nor any other neighbours in the Horsecombe Vale, several of whom share boundaries with the Castle Farm, had been informed of the proposals, even though these have a direct impact on the quality of our lives, let alone the area that the Council is tasked to look after in line with its status as an AONB. It was purely by chance that one of our neighbours heard from a fellow dog walker – and kindly informed the rest of us.

For any statements about “recommended practice” to be meaningful, the Council needs to ensure that applicants engage in appropriate consultation on this and other similar proposals (a small blue sign somewhere on a ramshackle farm and a minor notice in the Chronicle which many of us do not read, is inadequate for informing neighbours and those who will be directly affected). Failing meaningful consultation, residents can expect the Council to step in so that recommended practice is indeed observed.

I look forward to hearing from you and would be most grateful to being kept properly informed by the Council about developments which affect my life and that of my family.

Yours sincerely,
 Susannah Mayhew
 Professor of public health policy and systems
 Head, Department of Global Health and Development
 London School of Hygiene & Tropical Medicine

-----Original Message-----

From: Annie Lethbridge

Sent: 19 January 2017 13:19

To: Terrill Wolyn

Subject: License application from Castle Farm, 21st December 2016

Objection to proposed license for Castle Farm Ref. 16/03939/LAPRE

Having spent over forty years living in London, where the noise is endless and unbearable, when I retired I moved to Bath to find a quiet and peaceful home. At the end of May 2014 I bought and moved into Belmont Road, delighted to have found my own piece of peace and quiet at last.

IMAGINE MY HORROR when I hear that the peace and quiet of all of us who live in this beautiful peaceful area, and those who visit us, is likely to be Shattered?

I URGE YOU NOT TO GRANT THIS license Application

Mrs. C Ann Lethbridge

From:

Sent: 19 January 2017 14:58

To: Terrill Wolyn

Subject: Castle Farm Midford Road Licensing Application No 16/03939 APRE

I object to the possibility of Castle Farm applying for application of a license to be able to increase the hours of the premises to serve alcohol. I am the other end of the valley which means that I consider my position to being a whispering wall hence the sound is echoed. I have already experienced this last year and it was not a night I would wish to be repeated. There will no doubt be future developments on this piece of land, alas this will destroy this outstanding beauty spot with a somewhat larger car space with cars moving in and out of this already very busy main road. I trust you will note the points that I have raised.

Doreen Williams
Horsecombe Grove

From: Colin

Sent: 20 January 2017 11:28

To: Terrill Wolyn

Subject: CASTLE FARM BARN - REPRESENTATION - DR C SELBY

Dear Terrill

I live at Pioneer Avenue, Combe Down. The house is directly across the valley from Castle Farm.

The owners of Castle farm have applied on 21 December for a license for various activities to include:

Performance of play.

Exhibition of Film.

Indoor Sporting Events.

Live Music.

Recorded Music.

Performance of Dance.

Anything of a similar description.

Late night Refreshment.

Extension of sale of alcohol.

Increase the hours the premises are open to the public every day, including a non-standard timing in respect of New Years Eve.

There was an event there a few years ago and the noise as far as Summer Lane was intrusive, loud and disruptive, lasting until 2 in the morning.

The valley acts as an echo chamber and moves the sound round it to produce a cacophonous and amplified noise.

Noise pollution is an increasing issue and this application would seriously add to local noise pollution, affecting all the residences on the south side of Combe Down, as well as all those on the stretches of Midford Road and Bradford Road which are in the proximity of, or face the Farm for at least a 2-mile radius 'as the crow flies'.

This would also seriously exacerbate traffic congestion and damage to surrounding land from the large numbers of people who might attend events at Castle Farm.

I strongly object to the Application and urge the Council to reject it.

Please feel free to contact me if you require any further details or information.

Regards,

Colin.

Dr. Colin Selby

Shepherds Walk,
Bath

Bath And North East
Somerset Council

January 9th, 2017

12 JAN 2017

Received

Licensing Committee BANES

I wish to object to the application by Castle Farm, Midford for licensing of its premises. No16/03939/LAPRE

Licensing hours extending into the evening and night would cause unacceptable disturbance to a considerable number of residents living not only on the Northern side of the Valley but to a large part of Combe Down.

The shape of the Valley 'magnifies' sounds made within the valley and that increases the area affected by the sound.

The noise pollution created by events such as those which have been outlined in the application, would be completely unacceptable.

The Valley is a tranquil oasis in Bath, which residents can enjoy. It is in an Area of Outstanding Natural Beauty. Commercial expansion into such a precious area should be prevented.

Dr. Jill Pizey



Licensing Services
Bath & N E Somerset Council
Lewis House
Manvers Street
Bath
BA1 1JG

Bath And North East
Somerset Council

12 JAN 2017

Received

FAO: Wendy Stokes

9 January 2017

Dear Sirs

Re: Licensing Application for Castle Farm, Midford, Bath, BA2 7BU
Licence No: 16/03939/LAPRE

I note that a licensing application has been made for Castle Farm, Midford.

I wish to lodge my official objection to this application as it is considered that the greatly extended hours and the location of Castle Farm to be totally inappropriate for the Licensing Activities as set out in the application.

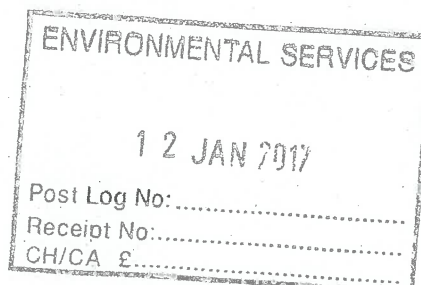
My reasons for considering that the Activities and Times would affect me adversely are in the following comments: -

1. The general disorder caused by the activity and the traffic it will attract with access directly on to a fast stretch of road with no street lighting and poor pavement access. This is both relevant in daytime as well as at night.
2. The public nuisance caused by late night activities in a basically rural area has already been experienced in Southstoke Village on several occasions in the past, and the open nature and geography of the area ensures that any loud sounds such as music carry over a large area. Where my house is located we have already experienced problems with litter, inappropriate vehicle parking and late night intrusion.
3. I would suggest that, from a visual aspect of the site, that Health and Safety could well be an issue. There is a distinct lack of signage both at the entrance to the B3110 and any road sign warnings of the proposed entrance. The general location does not appear to have any requisite management as regards public direction or control.
4. With regard to protection of minors, I would only comment that such events that have been applied for there is always the requirement for the regulation of the sale of alcohol. However, bearing in mind the location of the site, could well make it difficult to enforce.

I have watched development at Castle Farm grow over a period in which there seems to be very little control and I consider that the addition of Licensing Activities as requested totally unsuitable for the use it has been designated.

Yours faithfully

A. G. Clarkson



Horsecombe Brow

Bath And North East
Somerset Council

12 January 2017

Ms Yerrill Wolyn
Licensing Officer
BANES

13 JAN 2017

Received

Ref: 16/93939/LAPRE

Dear Ms Wolyn,

Please, please turn down the licensing application ref. above at Castle Farm.

Some years ago the farmer's daughter got married and they had a party in the field with amplified music which could be heard for miles around. I walked over to find the source of this unbearable noise and was told the police had been called and told them to stop at 6.0 p.m. but the music continued for some time after that. When I returned home I could not stay in my garden and had to stay indoors with windows shut.

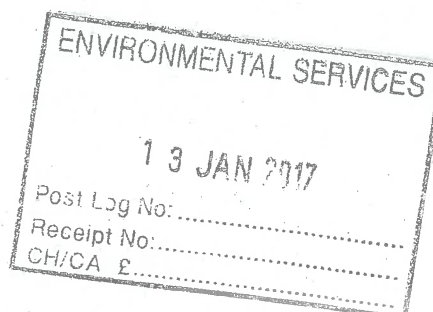
The applicant seems to want to turn what is now a cafe into a theme park. Any activities that use recorded or live music will be amplified and will blight the lives of everybody living on the edge of the beautiful Horsecombe vale. The noise bounces off the bowl of the landscape.

There is also the question of increased traffic on what is already a very busy road.

This application must be refused. I would expect an organic farmer to be more considerate to his neighbours.

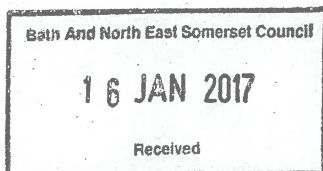
Yours sincerely,

H. Rookes (Mrs)



Licensing Services
Lewis House
Manvers Street
Bath BA1 1JG

Mrs Jennifer Torrance
Quarry Drive
Horsecombe Grove



12 January 2017

Licensing Committee BANES
Ref No. 16/03939/LAPRE

I wish to strongly object to the application by Castle Farm, Tidford for the licensing of its premises.

The licensing hours extending into the evening + night would cause totally unacceptable disturbance to many residents living on Combe Down and further. The shape of the valley means that sound is magnified + travels a long way. There would also be light pollution too, and an increase in traffic on an already busy road.

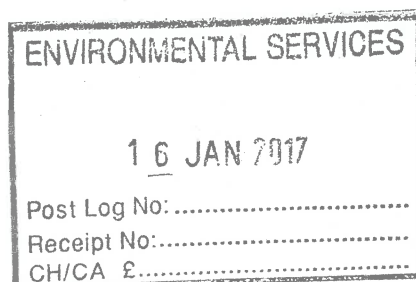
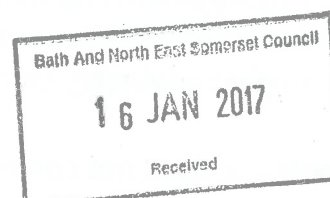
The valley is in an Area of Outstanding Natural Beauty and a much valued quiet oasis on the edge of Bath, + should not be turned into a mini Glastonbury!

Yours faithfully

ENVIRONMENTAL SERVICES	
16 JAN 2017	
Post Log No:
Receipt No:
CH/CA £

Old Midford Road
Southstoke
Bath

FAO Wendy Stokes
Bath and North East Somerset
Licensing Services
Lewis House
Manvers Street
Bath BA1 1JG



13th January 2017

Dear Ms Stokes

License No: 16/03939/LAPRE Castle Farm Organics Ltd

I object to this application.

The site of Castle Farm Organics is in a rural location surrounded by villages. I am a supporter of local business and enterprise. At present, as far as I am aware, Castle Farm Organics has no adverse impact on the surrounding environment or inhabitants. The proposal to increase the hours of business and licensable activities on this site has the potential to cause public nuisance, in particular with regard to the following:

1) Noise Nuisance.

Live/recorded music could unreasonably and substantially interfere with the use/enjoyment of dwellings in the locality.

BANES Control of Noise from Licensed Premises states that a noise assessment should be conducted, that bass or low frequency elements can lead to a disturbing audible bass beat at residential properties, and that music and associated noise will tend to rise during the course of an event, especially throughout the evening and night when background noise levels drop.

Licensed Premises: Public Nuisance Control states that, if outside, ".....where noise disturbance may arise should normally cease at dusk or at 21.00 hrs, whichever is the earlier...."

2) Light Pollution.

Any additional lighting associated with the proposed licensable activities would give rise to potential glare and overspill, which would impact adversely on nearby premises.

The applicant does not comment on any noise control measures, acoustic suitability, or demonstrate a desire to prevent public nuisance. This apparent lack of consideration, together with the proposed increase in business hours, raises significant questions and cause for concern.

Yours sincerely

R M Newman (Mrs)

Licensing Services
Lewis House
Manvers Street
Bath BA1 1JG

SOUTHSTOKE

re Castle Farm Organics. Licence No 16/03939/LAPRE

11. 01. 17

I would like to strongly oppose the recent application from Castle Farm to increase the range of their licensable activities, extend the times when they can sell alcohol and increase their opening hours.

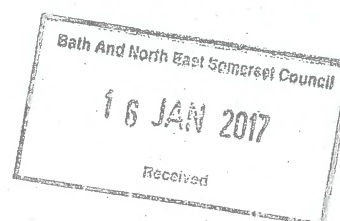
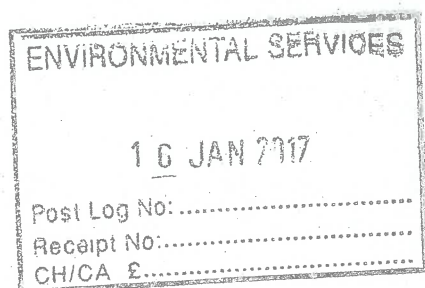
They are situated in an AONB. It is a rural area and totally unsuitable for the activities stated in their application.

The sound of the activities, especially the Live or recorded Music would be very detrimental to the lives of neighbours near and far. The two valleys either side of the site increase sound effects and although I live on the far side of Packhorse Lane in South Stoke I find with any party with live music or dancing held within three miles of my house the sound penetrates right through it, even though I have double glazing on all windows. However these are rare events. I see some of their events would be held outdoors too and showing films with the accompanying sound effects would again be unacceptable.

Any increase of traffic that has to turn across the B3110 to access or leave the site would be very dangerous, as the road has many steep bends and traffic backs up all along the hill which is unlit. If they felt they had to put in more lighting to hold their evening events the light pollution would be detrimental to our lovely peaceful and starlit area.

Yours sincerely

(Mrs M.A.M. PARSONS)



Licensing Services
Lewis House
Manvers St
Bath BA1 1JG

Bath And North East
Somerset Council

18 JAN 2017

Received

Midford
Bath

15.01.17

re Castle Farm Organics. License No 16/03939/LAPRE

Sirs,

I am writing with reference to the above application to which I strongly object.

1. Midford is in an area of outstanding natural beauty, which should be cherished and protected, not spoilt by inappropriate development causing nuisance.
2. Nuisance will be caused by loud music, especially late at night, which will echo round the beautiful valley, *and cause distress to many people, disturbing sleep.*
3. Nuisance and indeed danger will be caused by the increased number of cars entering and leaving Castle Farm, especially at night, considering the nature of the B3110: the fact that it is unlit, and the fact that drivers do not take due care when negotiating the bends - evidence of which can be seen in the wall surrounding Midford Castle, which has been hit many times. Added to which, some of the drivers might be fuelled by drink.

Yours,

(MRS LILLIAN DANIELS)

ENVIRONMENTAL SERVICES
18 JAN 2017
Post Log No:.....
Receipt No:.....
CH/CA £.....

BEECHWOOD ROAD, COMBE DOWN

Bath City Council
Licensing Dept

14/01/2017

Dear Sirs

Castle Farm Organics Ltd
licensing application 16/03939/LAPRE

I understand that the above company is applying for a variation to its current licence in order to extend its opening hours.

I object on the grounds that it does not fit in with the local environment which is peaceful countryside & the noise will travel miles which will disturb the sleep & calmness of the local residents - both old & young.

I trust the application will be refused.

Yours faithfully

ENVIRONMENTAL SERVICES
18 JAN 2017
Post Log No:
Receipt No:
CH/CA £

Bath And North East
Somerset Council

18 JAN 2017

Received

Horsecombe Brow
Combe Down
Bath

14 January 2017

Ms Terrill Wolyn
Licensing Officer

Dear Ms Wolyn

As residents of Horsecombe Brow we would like to add our objections to the proposed development of Castle Farm in Midford Road. We believe this to be wholly inappropriate and detrimental to the immediate area. We sincerely hope it will be possible to reject any application for this project.

Maureen and Anne Pincott

ENVIRONMENTAL SERVICES
18 JAN 2017
Post Log No:
Receipt No:
CH/CA £

I/We object to the following application:

Application number:	16/03939/LAPRE
Applicant's name:	Castle Farm Organics
Premises name and address:	Castle Farm Barn Midford Bath
Application for a:	Variation of Premises Licence

Objector Details:

Objector's Name:	Trevor John
Objector's Address:	South Stoke [REDACTED]
Organisation name if applicable:	[REDACTED]

Objection Details:

My/our representation is relevant to the following licensing objective(s):

- | | |
|----------------------------------|-------------------------------------|
| Prevention of crime and disorder | <input type="checkbox"/> |
| Prevention of public nuisance | <input checked="" type="checkbox"/> |
| Protection of children from harm | <input type="checkbox"/> |
| Public safety | <input checked="" type="checkbox"/> |

Making Bath & North East Somerset an
even better place to live, work and visit

Please detail your objection(s) as fully as possible in the box below. If you do not then the Committee may not understand why you have objected.

Please attach supporting documents/further pages as necessary and number all extra pages.

Try to be as specific as possible and give examples e.g. *On 1 February I could hear loud music from the premises between 10pm and 1 am. I am concerned that if the premises open until 2 am this will cause a nuisance to me and other residents of the street.*

I/We have already made a written representation and have no further comments

☐

We understand that the "applicant is hoping for a degree of flexibility to have the choice to host for example the occasional late night, or small wedding party, if and when the need arises." These premises are part of a smallholding in an AONB, in the Green Belt, within the setting of the World Heritage Site, and are overlooked by Combe Down and are on a foraging route for Horseshoe Bats. The applicant claims that their business is the growing of organic vegetables and running a suckler herd. Neither of these activities needs or can justify the considerable additional noise and light pollution that will be created by late night parties, music, films etc, and additional traffic, in such a sensitive area. The premises also have a dangerous exit onto the B3110, there is no practical public transport late at night, and so public safety will be endangered by the additional traffic involved.

I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a public document prior to any hearing on this matter.

Signed

Trevor John

Date

7th January 2017

Contact telephone number(s)

(This is essential as we may need to contact you at short notice)

LICENSING ACT 2003
INTERESTED PARTY REPRESENTATION

Please read the notes at the back of this form prior to completing it.

I/We object to the following application:

Application number:	16/03939/LAPRE
Applicant's name:	Castle Farm Organics
Premises name and address:	Castle Farm , Midford, Bath, BA2 7BU,
Application for a:	Variation of Premises Licence

Objector Details:

Objector's Name:	Anne Selby
Objector's Address:	Pioneer Avenue
Organisation name if applicable:	

Objection Details:

My/our representation is relevant to the following licensing objective(s):

- | | |
|----------------------------------|-------------------------------------|
| Prevention of crime and disorder | <input type="checkbox"/> |
| Prevention of public nuisance | <input checked="" type="checkbox"/> |
| Protection of children from harm | <input type="checkbox"/> |
| Public safety | <input type="checkbox"/> |

Please detail your objection(s) as fully as possible in the box below. If you do not then the Committee may not understand why you have objected.

Please attach supporting documents/further pages as necessary and number all extra pages.

Try to be as specific as possible and give examples e.g. *On 1 February I could hear loud music from the premises between 10pm and 1 am. I am concerned that if the premises open until 2 am this will cause a nuisance to me and other residents of the street.*

I/We have already made a written representation and have no further comments

☐

I live on the north side of Horsecombe Vale, opposite Castle Farm, and am certain that public events of the type proposed in the licensing application will affect both myself and the many residents in the area, as noise travels easily and unimpeded across the valley.

There have been earlier incidents of late night events at Castle Farm that have been hugely disturbing and sound polluting, into the small hours.

So many different types of activity applied for suggests a plan to develop the site in multiple ways, with frequent events - taking Horsecombe Vale from being a place of relaxation for the many walkers, cyclists and local Bath residents, to being a place blighted by the commercial aspirations of one local resident.

I therefore oppose the application.

I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a public document prior to any hearing on this matter.

Signed

Anne MT Selby

11th January 2017

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LICENSING ACT 2003
INTERESTED PARTY REPRESENTATION

Please read the notes at the back of this form prior to completing it.

I/We object to the following application:

Application number:	16/03939/LAPRE
Applicant's name:	Castle Farm Organics Limited
Premises name and address:	Castle Farm , Midford, Bath, BA2 7BU,
Application for a:	Variation of Premises Licence

Objector Details:

Objector's Name:	N J F Raby
Objector's Address:	Beechwood Road
Organisation name if applicable:	

Objection Details:

My/our representation is relevant to the following licensing objective(s):

- | | |
|----------------------------------|-------------------------------------|
| Prevention of crime and disorder | <input type="checkbox"/> |
| Prevention of public nuisance | <input checked="" type="checkbox"/> |
| Protection of children from harm | <input type="checkbox"/> |
| Public safety | <input type="checkbox"/> |

Please detail your objection(s) as fully as possible in the box below. If you do not then the Committee may not understand why you have objected.

Please attach supporting documents/further pages as necessary and number all extra pages.

Try to be as specific as possible and give examples e.g. *On 1 February I could hear loud music from the premises between 10pm and 1 am. I am concerned that if the premises open until 2 am this will cause a nuisance to me and other residents of the street.*

I/We have already made a written representation and have no further comments

☐

The site in question is situated high up on agricultural land within an Area of Outstanding Natural Beauty and within the Green Belt. It is readily visible across the majority of the Midford Valley and, in particular, its exposed position means that noise from the site carries across the valley. Given the prevailing wind, the residential area to the south of Bath running from Odd Down to Combe Down is affected, with noise from loud music being particularly intrusive for residents in the area of Shepherd's Walk. There have been a number of occasions in the past when police have attended following complaints of excessive noise and rowdy behaviour late at night.

The nature and location of the site mean that the scope and scale of activities covered by the current application are wholly inappropriate. Events there have already caused a public nuisance, and approval of this application would significantly exacerbate an already unacceptable situation.

I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a public document prior to any hearing on this matter.

Signed

N J F RABY

12 January 2017

LICENSING ACT 2003
INTERESTED PARTY REPRESENTATION

Please read the notes at the back of this form prior to completing it.

I/We object to the following application:

Application number:	16/03939/LAPRE
Applicant's name:	Mr Edwards
Premises name and address:	Castle Farm Midford Bath
Application for a:	Licence to sell alcohol, host plays, provide music

Objector Details:

Objector's Name:	(Mrs) Cecilia Hutton
Objector's Address:	Shepherds Walk BATH
Organisation name if applicable:	

Objection Details:

My/our representation is relevant to the following licensing objective(s):

- | | |
|----------------------------------|-------------------------------------|
| Prevention of crime and disorder | <input type="checkbox"/> |
| Prevention of public nuisance | <input checked="" type="checkbox"/> |
| Protection of children from harm | <input type="checkbox"/> |
| Public safety | <input type="checkbox"/> |

Please detail your objection(s) as fully as possible in the box below. If you do not then the Committee may not understand why you have objected.

Please attach supporting documents/further pages as necessary and number all extra pages.

Try to be as specific as possible and give examples e.g. *On 1 February I could hear loud music from the premises between 10pm and 1 am. I am concerned that if the premises open until 2 am this will cause a nuisance to me and other residents of the street.*

I/We have already made a written representation and have no further comments

☐

Noise travels in mysterious and unexpected ways in Horsecombe Vale, please note.

May I suggest that Mr Edwards be granted a licence for certain restricted times (e.g. nothing after (say) 11 pm) but only on the understanding that the terms and conditions can be properly applied by the relevant authority.

Our concerns here lie in the fact that previous experience with music/events at Castle Farm generated loud music which went on until 2 am, and no amount of appeals to police or Council, or indeed Mr. Edwards, could stop it.

I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a public document prior to any hearing on this matter.

Signed

Cecilia Hutton

Date

13/1/17

Contact telephone number(s)
(This is essential as we may need to contact
you at short notice)

There will be a hearing to determine this application. We will send you details of the
time, date and location at least 10 working days before the hearing.

This section of the form must be returned to us a minimum of 5 working days before the
hearing. If you wish, you may complete this now. Alternatively, you can keep this page
and return it to us once you have received details of the hearing.

Name C. Hutton

I will be attending the hearing ☐ I will not be attending the hearing ☒

I will be represented at the hearing by _____

I will be calling the following witness(es):

<u>Name and signature of each witness</u>	<u>Details of evidence to be produced by witness</u>

Please delete as appropriate: I consider a hearing to be necessary/unnecessary

Form to be returned to:

Licensing Team

Public Protection and Health Improvement Service
Lewis House
Manvers Street
Bath BA1 1JG

LICENSING ACT 2003
INTERESTED PARTY REPRESENTATION

Please read the notes at the back of this form prior to completing it.

I/We object to the following application:

Application number:	16/03939/LAPRE
Applicant's name:	Castle Farm Organics
Premises name and address:	Castle Farm Midford Bath BA2 7BU
Application for a:	Licence for live music, dance etc

Objector Details:

Objector's Name:	Roger and Judith Eatwell
Objector's Address:	Summer Lane Combe Down
Organisation name if applicable:	

Objection Details:

My/our representation is relevant to the following licensing objective(s):

- | | |
|----------------------------------|-------------------------------------|
| Prevention of crime and disorder | <input type="checkbox"/> |
| Prevention of public nuisance | <input checked="" type="checkbox"/> |
| Protection of children from harm | <input type="checkbox"/> |
| Public safety | <input checked="" type="checkbox"/> |

Please detail your objection(s) as fully as possible in the box below. If you do not then the Committee may not understand why you have objected.

Please attach supporting documents/further pages as necessary and number all extra pages.

Try to be as specific as possible and give examples e.g. *On 1 February I could hear loud music from the premises between 10pm and 1 am. I am concerned that if the premises open until 2 am this will cause a nuisance to me and other residents of the street.*

I/We have already made a written representation and have no further comments

☐

The valley between these premises and Combe Down is a beautiful and sensitive area, in which sound from the proposed new usage will be magnified - especially given the direction of the prevailing wind. There is also the issue of light pollution, as there will presumably be on open air stage on at least some occasions. As well as public nuisance to those living in the surrounding area, the valley is a popular place for others to walk and enjoy the countryside, often well into the evening during the summer.

Given the cost of live bands, it is likely that events of this type will involve considerable numbers of people. This further raises the issue of the provision of suitable off road parking, which would detract from the attractiveness of the valley and potentially be a nuisance. If adequate parking is not provided, there is a good chance people will park along the verge of what is a busy and narrow road. Many party venues advertise that cars can be left overnight, so it should not be assumed that most people would arrive by taxi.

I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a public document prior to any hearing on this matter.

Signed

Roger Eatwell

14.1.2017

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LICENSING ACT 2003

INTERESTED PARTY REPRESENTATION

Please read the notes at the back of this form prior to completing it.

I/We object to the following application:

Application number:	16/03939/LAPRE
Applicant's name:	Castle Farm Organics Ltd
Premises name and address:	Castle Farm, Midford, Bath, BA2 7BU
Application for a:	Incease in range of licensable activities.

Objector Details:

Objector's Name:	Dr Peter & Dr Jen Bennett
Objector's Address:	Southstoke Road,
Organisation name if applicable:	

Objection Details:

My/our representation is relevant to the following licensing objective(s):

- | | |
|----------------------------------|-------------------------------------|
| Prevention of crime and disorder | <input type="checkbox"/> |
| Prevention of public nuisance | <input checked="" type="checkbox"/> |
| Protection of children from harm | <input type="checkbox"/> |
| Public safety | <input checked="" type="checkbox"/> |

Please detail your objection(s) as fully as possible in the box below. If you do not then the Committee may not understand why you have objected.

Please attach supporting documents/further pages as necessary and number all extra pages.

Try to be as specific as possible and give examples e.g. *On 1 February I could hear loud music from the premises between 10pm and 1 am. I am concerned that if the premises open until 2 am this will cause a nuisance to me and other residents of the street.*

I/We have already made a written representation and have no further comments

☐

The noise and light pollution [loud and recorded music, film, performance dance with music, fireworks] from the proposed activities including late night extension would funnel up Horscombe Vale and affect residents, domestic and wild animals] in the whole valley, Midford, Southstoke and Combe Down.

The B3110 passing the by already has speed restrictions imposed in recognition of its site and the bends of the road.

I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a public document prior to any hearing on this matter.

Signed

Peter N & Jen M Bennett

Date

15/1/17

Contact telephone number(s)

(This is essential as we may need to contact you at short notice)

LICENSING ACT 2003
INTERESTED PARTY REPRESENTATION

Please read the notes at the back of this form prior to completing it.

I/We object to the following application:

Application number:	16/03939
Applicant's name:	Castle Farm Organics Limited
Premises name and address:	Castle Farm Midford Bath BA2 7BU
Application for a:	Variation of Premises Licence

Objector Details:

Objector's Name:	Colin Webb
Objector's Address:	Southsoke Road Bath
Organisation name if applicable:	

Objection Details:

My/our representation is relevant to the following licensing objective(s):

- | | |
|----------------------------------|-------------------------------------|
| Prevention of crime and disorder | <input type="checkbox"/> |
| Prevention of public nuisance | <input checked="" type="checkbox"/> |
| Protection of children from harm | <input type="checkbox"/> |
| Public safety | <input type="checkbox"/> |

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Please detail your objection(s) as fully as possible in the box below. If you do not then the Committee may not understand why you have objected.

Please attach supporting documents/further pages as necessary and number all extra pages.

Try to be as specific as possible and give examples e.g. *On 1 February I could hear loud music from the premises between 10pm and 1 am. I am concerned that if the premises open until 2 am this will cause a nuisance to me and other residents of the street.*

I/We have already made a written representation and have no further comments ☐

The Horsecombe Valley is an unique landscape within the environs of the city and provides a peaceful haven for residents and visitors to the area. Shaped in a large bowl it does unfortunately allow noise to echo around it and in the last 15 years of living here it is evident that noise and light pollution has increased. While recognising the achievements in the emerging business of Castle Farm it is not in the best position to expand their activities under the variation of licence without impinging on the environment of this ANOB. Reluctantly therefore I must object to the application.

I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a document prior to any hearing on this matter.

Signed _____

Date _____

16th January 2017

Contact telephone number(s)
(This is essential as we may need to contact you at short notice) _____

LICENSING ACT 2003

INTERESTED PARTY REPRESENTATION

Please read the notes at the back of this form prior to completing it.

I/We object to the following application:

Application number:	16/03939/LAPRE)
Applicant's name:	Castle Farm Organics Limited
Premises name and address:	Castle Farm , Midford, Bath, BA2 7BU
Application for a:	Variation of Premises Licence

Objector Details:

Objector's Name:	Gerald & Elizabeth Ryan
Objector's Address:	Horsecombe Grove Combe Down Bath
Organisation name if applicable:	

Objection Details:

My/our representation is relevant to the following licensing objective(s):

- Prevention of crime and disorder ☐
- Prevention of public nuisance ☒
- Protection of children from harm ☐
- Public safety ☐

Please detail your objection(s) as fully as possible in the box below. If you do not then the Committee may not understand why you have objected.

Please attach supporting documents/further pages as necessary and number all extra pages.

Try to be as specific as possible and give examples e.g. *On 1 February I could hear loud music from the premises between 10pm and 1 am. I am concerned that if the premises open until 2 am this will cause a nuisance to me and other residents of the street.*

I/We have already made a written representation and have no further comments

☐

We are writing to lodge our objections to the above application to increase the range of activities at the above site, in particular the increase in hours and the provision of live and recorded music.

We are of the belief that this is wholly the wrong location for the provision of these activities as the topography of the area, with Horsecombe Vale acting as a natural amplifier, is such that noise from any events will have a negative impact on local residents. The topography means there are no physical features that provide a 'dampening' effect for noise and what few trees there are cannot be relied on to provide an effective noise barrier.

Living this side of the Vale, late-night musical events held on the south side can often be a noise nuisance. We know this to be so, because an event held on the site some years ago resulted in a great deal of noise and nuisance to those living this side of the Vale.

As well as general noise, the geography intensifies low frequency (bass) levels and causes the most disturbance to all local residents. This general noise-nuisance is amplified by being carried on the prevailing winds, which are most frequently across the Vale from the site of the farm.

Because of the potential for disturbance throughout this area from such a request, we would respectfully request that this application is refused.

I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a public document prior to any hearing on this matter.

Signed

Gerald & Elizabeth Ryan

Date

16/01/2017

Contact telephone number(s)

(This is essential as we may need to contact you at short notice)

There will be a hearing to determine this application. We will send you details of the time, date and location at least 10 working days before the hearing.

This section of the form must be returned to us a minimum of 5 working days before the hearing. If you wish, you may complete this now. Alternatively, you can keep this page and return it to us once you have received details of the hearing.

Name Gerald Ryan

I will be attending the hearing ☒ I will not be attending the hearing ☐

I will be represented at the hearing by _____

I will be calling the following witness(es):

<u>Name and signature of each witness</u>	<u>Details of evidence to be produced by witness</u>

Please delete as appropriate: I consider a hearing to be necessary/unnecessary

Form to be returned to:

Licensing Team
Public Protection and Health Improvement Service
Lewis House
Manvers Street
Bath BA1 1JG

LICENSING ACT 2003

INTERESTED PARTY REPRESENTATION

Please read the notes at the back of this form prior to completing it.

I/We object to the following application:

Application number:	16/03939/LAPRE
Applicant's name:	Castle Farm Organics Ltd
Premises name and address:	Castle Farm, Midford Road, Bath, BA2 7BU
Application for a:	Variation of premises licence

Objector Details:

Objector's Name:	Russell Wakefield
Objector's Address:	Pioneer Avenue, Bath,
Organisation name if applicable:	

Objection Details:

My/our representation is relevant to the following licensing objective(s):

- | | |
|----------------------------------|-------------------------------------|
| Prevention of crime and disorder | <input checked="" type="checkbox"/> |
| Prevention of public nuisance | <input checked="" type="checkbox"/> |
| Protection of children from harm | <input type="checkbox"/> |
| Public safety | <input type="checkbox"/> |

Please detail your objection(s) as fully as possible in the box below. If you do not then the Committee may not understand why you have objected.

Please attach supporting documents/further pages as necessary and number all extra pages.

Try to be as specific as possible and give examples e.g. *On 1 February I could hear loud music from the premises between 10pm and 1 am. I am concerned that if the premises open until 2 am this will cause a nuisance to me and other residents of the street.*

I/We have already made a written representation and have no further comments

☐

Castle Farm is in a rural situation and at present I believe has a limited licence to operate as a café. I have visited the premises and it is set in an idyllic location overlooking the valley. My house is directly across this valley. I have spoken with the present tenant and the way he runs the venue as a café with occasional special evening events is appropriate to both the space and the setting. I understand he is able to apply for the occasional extra licence for special events.

My concern is the potential for the venue to develop out of control causing a public nuisance and possible associated crime and disorder. The problem for me is that the licence, if granted, appears to allow any and all types of events with alcohol available at all times and until very late on weekends. It is completely unclear exactly what is intended in the future and which parts of the all encompassing licence application are intended to be used. If granted it could well be the thin end of the wedge.

A major concern will be noise. Any late night music in summer months is likely to be outside and carry straight across the valley (particularly the booming bass) along with any loud voices. There is also the possibility of intoxicated/drunken partygoers walking back to the Foxhill estate area via Shepherds walk and directly up my road, Pioneer Avenue.

Of course none of this may ever be part of the development plans but the licence application seems to be completely open ended and allows for any and all types of event and activity at all times.

As mentioned above the present licence is appropriate for the venue and location and sincerely hope you recognise the inappropriate nature of this current application.

I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a public document prior to any hearing on this matter.

Signed

Russell Wakefield

Date

18 January 2017

Contact telephone number(s)
(This is essential as we may need to contact
you at short notice)

There will be a hearing to determine this application. We will send you details of the time, date and location at least 10 working days before the hearing.

This section of the form must be returned to us a minimum of 5 working days before the hearing. If you wish, you may complete this now. Alternatively, you can keep this page and return it to us once you have received details of the hearing.

Name

I will be attending the hearing ☐ I will not be attending the hearing ☐

I will be represented at the hearing by _____

I will be calling the following witness(es):

<u>Name and signature of each witness</u>	<u>Details of evidence to be produced by witness</u>

Please delete as appropriate: I consider a hearing to be necessary/unnecessary

Form to be returned to:

Licensing Team
Public Protection and Health Improvement Service
Lewis House
Manvers Street
Bath BA1 1JG

LICENSING ACT 2003
INTERESTED PARTY REPRESENTATION

Please read the notes at the back of this form prior to completing it.

I/We object to the following application:

Application number:	16/03939/LAPRE
Applicant's name:	Castle Farm Organics Limited
Premises name and address:	Castle Farm , Midford, Bath, BA2 7BU
Application for a:	Variation of Premises License

Objector Details:

Objector's Name:	Gerard Cheshire and Sarah Cheshire
Objector's Address:	, Southstoke Road, Bath,
Organisation name if applicable:	n/a

Objection Details:

My/our representation is relevant to the following licensing objective(s):

- | | |
|----------------------------------|-------------------------------------|
| Prevention of crime and disorder | <input type="checkbox"/> |
| Prevention of public nuisance | <input checked="" type="checkbox"/> |
| Protection of children from harm | <input type="checkbox"/> |
| Public safety | <input type="checkbox"/> |

Please detail your objection(s) as fully as possible in the box below. If you do not then the Committee may not understand why you have objected.

Please attach supporting documents/further pages as necessary and number all extra pages.

Try to be as specific as possible and give examples e.g. *On 1 February I could hear loud music from the premises between 10pm and 1 am. I am concerned that if the premises open until 2 am this will cause a nuisance to me and other residents of the street.*

I/We have already made a written representation and have no further comments



Dear Ms. Stokes,

We, the above, would like to lodge our objection to the application primarily because the premises lies behind our own, and the topography of the valley is such that noise carries a considerable distance. We were exposed to noise pollution from the event held by the applicant, without relevant permissions, some weeks ago and therefore have first hand experience. As we are situated some 500m from Castle Farm, yet still found it an annoyance that should inform you about the way the noise carries around the perimeter of Horsecombe Vale. One can only imagine what the noise level must be like for those residents unfortunate to be situated nearer to the source of the pollution.

In addition to the noise pollution from music, the council must also consider the potential for additional noise pollution from revellers outside the premises and from vehicles coming and going. All in all, it would be seem to be a very bad idea to have a venue for party events in such a location.

Of course, this also calls into question, just why the owner of Castle Farm would decide to apply for such a license. We have it on good faith, that he has a history of applying for permissions for enterprises that are not for the benefit of the community but solely for personal gain. At the higher level, the council must ask the question: what defines 'society'? As it must surely include consideration for all members of a community as a whole. It must also include consideration for the reason why they chose to live in a particular area in the first place.

In the case of noisy events, such as weddings and parties, it would seem wholly unfair for one individual to subject the members of his own community to the stress and worry of regular and frequent disturbance for the sake of lining his own pockets. A community hall, for example, is another matter, as it is designed for the benefit of those who live in the vicinity, whereas this proposal is all about attracting business from farther afield.

Moreover, he appears to have a number of business interests already, related buying and selling property, as well as running a farm, so it would seem that that this latest ambition is motivated by greed rather than necessity.

We cannot imagine that anyone within earshot of Castle Farm would approve of such an application, so please add our objection to the others that you will have received.

Many thanks indeed.
Kindest regards.

Gerard and Sarah Cheshire.

I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a public document prior to any hearing on this matter.

Signed

Gerard Cheshire and Sarah Cheshire.

Date

January 19th, 2017

Contact telephone number(s)

(This is essential as we may need to contact you at short notice)

There will be a hearing to determine this application. We will send you details of the time, date and location at least 10 working days before the hearing.

This section of the form must be returned to us a minimum of 5 working days before the hearing. If you wish, you may complete this now. Alternatively, you can keep this page and return it to us once you have received details of the hearing.

Name Gerard Cheshire and Sarah Cheshire

I will be attending the hearing ☒ I will not be attending the hearing ☐

I will be represented at the hearing by _____

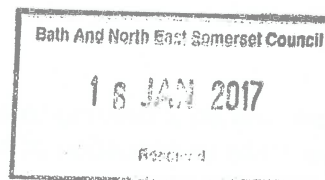
I will be calling the following witness(es):

<u>Name and signature of each witness</u>	<u>Details of evidence to be produced by witness</u>

Please delete as appropriate: I consider a hearing to be necessary/unnecessary

Form to be returned to:

Licensing Team
Public Protection and Health Improvement Service
Lewis House
Manvers Street
Bath BA1 1JG

LICENSING ACT 2003

INTERESTED PARTY REPRESENTATION

Please read the notes at the back of this form prior to completing it.

I/We object to the following application:

Application number:	16/03939/LAPRE
Applicant's name:	Castle Farm
Premises name and address:	Castle Farm Midford Rd BA2 7BU
Application for a:	Premises Licence

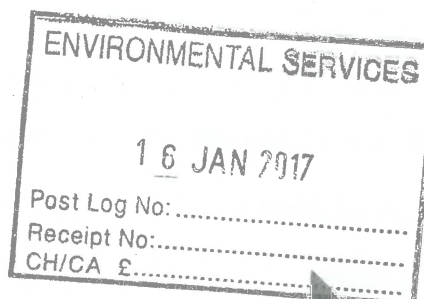
Objector Details:

Objector's Name:	David Fielden
Objector's Address:	Old Midford Rd
Organisation name if applicable:	

Objection Details:

My/our representation is relevant to the following licensing objective(s):

- Prevention of crime and disorder ☐
- Prevention of public nuisance ☒
- Protection of children from harm ☐
- Public safety ☒



There will be a hearing to determine this application. We will send you details of the time, date and location at least 10 working days before the hearing.

This section of the form must be returned to us a minimum of 5 working days before the hearing. If you wish, you may complete this now. Alternatively, you can keep this page and return it to us once you have received details of the hearing.

Name _____

I will be attending the hearing ☐ I will not be attending the hearing ☒

I will be represented at the hearing by _____

I will be calling the following witness(es):

<u>Name and signature of each witness</u>	<u>Details of evidence to be produced by witness</u>

Please delete as appropriate: I consider a hearing to be necessary/unnecessary

Form to be returned to:

Licensing Team
Public Protection and Health Improvement Service
Lewis House
Manvers Street
Bath BA1 1JG

Please detail your objection(s) as fully as possible in the box below. If you do not then the Committee may not understand why you have objected.

Please attach supporting documents/further pages as necessary and number all extra pages.

Try to be as specific as possible and give examples e.g. *On 1 February I could hear loud music from the premises between 10pm and 1 am. I am concerned that if the premises open until 2 am this will cause a nuisance to me and other residents of the street.*

I/We have already made a written representation and have no further comments ☐

The entrance to Castle Farm is on a very busy road with no street lighting and I believe exiting at night would be hazardous

Noise emanating from the premises would be a nuisance to owners of properties on Old Midford RD

I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a public document prior to any hearing on this matter.

Signed

Date

Jan 10 2017

Contact telephone number(s)
(This is essential as we may need to contact you at short notice)

**REPRESENTATIONS IN SUPPORT OF THE VARIATION OF PREMISES
LICENCE APPLICATION – CASTLE FARM BARN**

From: ANDY DODD

Sent: 18 January 2017 13:52

To: Licensing

Cc: CllrNeilButters

Subject: Support for Licensing Application - Castle Farm Barn

Dear Wendy Stokes

I am writing to strongly support the Castle Farm current application for an evening extension to their current licence.

I have been a resident of Southstoke for seven years and previously lived in Midford since 2003. I and my family are delighted that the Farm Cafe has thrived since its opening, and suggest that it provides a hugely valuable service and facility to both the Parish and the wider local community.

Anecdotally, many people with families from the Parish who currently enjoy the cafe, have expressed their astonishment that the local Parish Council have objected to what would be a very welcome addition to the limited evening dining options available in the immediate area. It is a much loved local cafe.

We have been guided by the Parish Council to oppose the application by reference of one of four criteria, (see below) none of which in my opinion are substantially applicable, and I therefore consequently struggle to do so.

Let's look at what we are actually dealing with here, this is an organic farm which, in a short space of time, has generated a excellent reputation for the quality of its produce and supplies some of the most respected restaurants in the Bath area. Presumably to enhance their business model they have resourcefully opened a Vegetarian Cafe in part of a pre-existing barn on the property, which has what, at most 25 to 30 covers indoors? There is a small overflow area immediately by the front opening with superb views towards the east, down the Midford valley. As I understand it, the cafe is run by a subsidiary of Bath???'s nationally renowned fine-dining vegetarian restaurant ???Acorn' (formerly DeMuths, which itself still runs a vegetarian cooking school in Bath) My point is that this is a serious and professional enterprise, run by a group of serious young people seeking to develop a worthy and environmentally friendly, right livelihood business enterprise that in these difficult economic times, the City and the Parish should surely be encouraging at every level.

Could it be that the local Parish Council is alarmed just by the actual language of the scope of the evening application, which I read as a usual standard alcohol and performance licence. I understand that one of these are needed to show a film, or for example even to present an acoustic guitarist in the corner of a restaurant. It should not something of concern in itself.

The hours are surely not much different than existing standard licensing periods. Indeed I would be extremely surprised if the Parish council did not entirely support the inevitable similar application for the licence of the jointly-held community asset, The Packhorse, which hopefully will be submitted for approval this Summer.

In relation to the objection criteria:

1. Prevention of crime and disorder

Let's be real here, this is a tiny vegetarian restaurant seemingly patronised by entirely law-abiding, mild-mannered, local, respectable people. I'm sure if they are tempted to misappropriate any vegetables from the farm, that there is ample existing scope within the law for the owner to remedy any wrongdoing.

2. The prevention of Public Nuisance

Midford Farm has the benefit of being as much in 'THE MIDDLE OF NOWHERE' as it is possible to be in this area. I can't see how the intended usage of the licence can result in any Public Nuisance. In the unlikely event of noise levels being exceeded there are surely sufficient provisions within the local by-laws to enforce existing relevant legislation.

3. Public safety on the premises.

Again I can't see how this applies. Presumably the council has already licensed the property on the basis that Health and Safety guidelines have been adhered to.

4. Protection of children from harm.

Again this should have been referenced in Health and Safety approval. If parents take their children into the public domain do we not assume that they will be responsible for their movements and subsequent safety?

I would add that there seems to be ample parking available, appropriate to the size of the enterprise, and that access to the property from the B3110 (Midford Road) is easily gained. Namely there is a clear view of traffic approaching the entrance from both left and right.

On a minor point; Southstoke Parish Council, rightly or wrongly, has historically been subject to criticism for prioritising its interest in Southstoke affairs over those Midford's. Would this approval not be a great opportunity to benefit both sides of the parish divide?

Again, for the benefit of the Parish residents and those of wider local area I sincerely hope that this application is moved for approval.

Yours sincerely

Andy and Ross Dodd (and family)
Packhorse Lane

From: Steve Ruddock
Sent: 18 January 2017 22:11
To: Licensing
Subject: Support for Licensing Application - Castle Farm Midford - 16/03939/LAPRE - ATTN - Wendy Stokes

I am writing to support the above application.

My family has had the pleasure of a delicious vegetarian lunch at the Castle Farm cafe and would love the opportunity to visit the cafe in the evening to enjoy food, drink and live music.

Music contained within the cafe is unlikely to disturb neighbours that are hundreds of meters away across the valley. I have no doubt that the owners of the cafe will adopt a very reasonable approach to both the time that music is played and also the volume. In my conversations with them, they want to build a business with the support of the local community and certainly not alienate their neighbours.

Therefore I reject the guidance proposed by South Stoke Parish Council to oppose the application as I do not believe that any of their objection criteria (Crime; Public Nuisance; Public Safety; Child Protection (!)) have any credibility. Indeed, I would suggest that the Parish Council's own credibility will be tested when The Packhorse pub opens in South Stoke and applies for licenses!

Regards
 Stephen Ruddock
 Packhorse Lane
 South Stoke

From: Anil Iltas
Sent: 17 January 2017 13:31
To: Licensing
Subject: 16/03939/LAPRE CASTLE FARM

I am writing re the recent application for a license at Castle Farm.

Having recently moved to the area with my young family and this cafe has been a wonderful local asset, always family friendly, great local food and completely in line with the local community.

I believe there are objections from the SOUTH STOKE PARISH Council to their obtaining a licence but i think this is a shame as all they are trying to do is provide good local events that support local produce and give people that live in the local vicinity which is quite remote with very little other social opportunities available a nice place to come of an evening.

Myself and many local people consider Castle farm a great local asset and i hope you take this into consideration when considering their application.

Thank you

From: isiepotter
Sent: 20 January 2017 21:57
To: Licensing
Subject: Licensing Applications. ref: 16/03939

Dear Sirs,

We are writing in support of Castle Farm Organic cafe who have received negative and angry responses after their application to run events and serve alcohol in the evenings.

We agree with Jill Pizey (in the Chronicle article from Jan 17th) that our countryside is "a beautiful, very quiet and tranquil part of Bath" and we feel that Castle Farm only adds to its appeal. It truly is a special part of the world, which we are privileged to live in and be responsible for it.

The events Castle Farm have lined up are: a Sauerkraut workshop, "Food is Medicine" workshop and a fermented drinks workshop - not exactly all night raves...

The very fact the cafe is vegetarian indicates the owners **deep understanding, care and respect** for their environment and the glorious nature that surrounds us. The cafe is even showing the documentary "Before the Flood" about climate change damage and how, as a collective, we can care for our planet. These are people looking to live harmoniously with others and their environment.

Castle Farm cafe are doing their bit to spread a positive message within our community which personally we find very inspiring.

We are upset and disappointed that such hostility and pugnacity is being shown from our doorstep. Where is the **encouragement** and **support** for the "little guy" making an honest, ethical and fulfilling living?

We think of the position we, as a nation and globally, are in at present and feel that making such complaints is not only petty when there are many terrible things happening in the world, but also distressing - if we can't live peacefully in our local community how can we expect to do so on a larger scale?

We wholeHEARTedly champion Castle Farm who are making a wonderful, positive and **appreciated** impact in our beautiful area and beyond.

Isabel Potter and Tom Matchet
Southstoke, Bath

COTSWOLDS CONSERVATION BOARD POSITION STATEMENT



Development in the setting of the Cotswolds AONB

.1. Introduction

Areas of Outstanding Natural Beauty (AONBs) are designated by the Government for the purpose of ensuring that the special qualities of the finest landscapes in England and Wales are conserved and enhanced. In policy terms they have the same planning status as National Parks.

The Cotswolds Conservation Board is the body set up by Parliament to conserve and enhance the natural beauty of the Cotswolds AONB and increase the awareness and understanding of the special qualities of the AONB. The Board also has a duty to have regard to the social and economic needs of those who live and work in the Cotswolds.

The Cotswolds Conservation Board is aware of pressures for major development (for example housing, employment and renewable energy schemes) outside but in the setting of the AONB. However, even poorly designed and located minor development can also have negative impacts. The Board recognizes there is a need to manage development pressures and land use changes both within and within the setting of the AONB, with sensitivity in order to maintain a balance in promoting economic and social viability whilst retaining traditional Cotswold character.

.2. Purpose

This Statement provides guidance to local planning authorities, landowners and other interested parties regarding the consideration of the impact of development and land management¹ proposals which lie outside the AONB but within its "setting".

The Board considers the setting of the Cotswolds AONB to be the area within which development and land management proposals, by virtue of their nature, size, scale, siting materials or design can be considered to have an impact, positive or negative, on the landscape, scenic beauty and special qualities of the Cotswolds AONB.

This Statement clarifies references to setting from the Cotswolds AONB Management Plan. The surroundings of the Cotswolds AONB are also important to its landscape character and quality. There are views out of the AONB and across back into land within the AONB and views towards or into it from surrounding areas, all of which can be very significant. Development proposals that affect views into and out of the AONB need to be

¹ "Development" includes transport and other infrastructure as well as proposals requiring planning applications. "Land management" includes tree planting, energy crops, and drainage schemes.

carefully assessed to ensure that they conserve and enhance the natural beauty and landscape character of the AONB.

As explained below, the level of harm from any proposal does however have to be considered and expressed in terms of : (i) harm directly to land in the designated AONB itself which is the significant issue and (ii) as a separate material consideration, harm to land outside the designated AONB that is viewed in the context or backdrop of the AONB.

The Cotswolds AONB boundary edges major urban areas including Bath, Stroud, Cirencester, Gloucester and Cheltenham for example. The pressure for development outside, but in many locations within the setting of the AONB is significant.

The Cotswolds Conservation Board will make representations, particular in respect of Local Plans and Neighbourhood Plans, to ensure policies make specific reference to the setting of the Cotswolds AONB. The Board will also make comments on pre-application, application and appeal stages of planning applications if required on setting issues where relevant.

In all cases where setting issues may arise specific consideration should be given to guidance within the Cotswolds AONB Landscape Character Assessment, the Cotswolds AONB Landscape Strategy and Guidelines and the Cotswolds AONB Management Plan.

.3. National Planning Policy Framework and National Planning Policy Guidance.

The NPPF (March 2012) constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

The second paragraph of the NPPF states that *"Planning Policies and decisions must reflect and where appropriate promote relevant EU obligations and statutory requirements."* AONBs are of course protected under the existing statutory requirements of the Countryside and Rights of Way Act 2000, specifically under Section 85 it is a legal duty for all relevant authorities to have regard to the primary purpose of AONBs to conserve and enhance the natural beauty of the area.

At paragraph 113 the NPPF states that *"Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged."* The phrase "or affecting" landscape areas supports the need for setting as a consideration in policy making.

Paragraphs 126 to 141 of the NPPF, refers to conserving and enhancing the historic environment and defines the setting of heritage assets within its Annex.2.Glossary as:

"The surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral."

A "Heritage asset" is defined in the NPPF as *"a building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest"*. In view of the number, scale, quality and

distribution of designated and undesignated historic features in the Cotswolds AONB, the Board considers that the AONB is also a landscape which can be considered a heritage asset under this definition and therefore setting is also a consideration in this respect.

The National Planning Policy Guidance (NPPG 2014) also confirms in relation to the Section 85 duty that *"The duty is relevant in considering development proposals that are situated outside National Park or Area of Outstanding Natural Beauty boundaries, but which might have an impact on the setting of, and implementation of, the statutory purposes of these protected areas."*

The High Court decision (Stroud District Council v Secretary of State for Communities and Local Government (Gladman Development Ltd) February 2015) helps confirm the application of Paragraph 115 of the NPPF. Mr Justice Ouseley stated in this case that Paragraph 115 of the NPPF *"certainly covers the impact on the scenic beauty of the land actually within the AONB. It seems to me that it would be unduly restrictive to say that it could not cover the impact of land viewed in conjunction with the AONB from the AONB. But to go so far as to say that it must also cover land from which the AONB can be seen and great weight must be given to the conservation of beauty in the AONB by reference to that impact reads too much into paragraph 115."* Further to this the use of Paragraph 116 of the NPPF is quite specific in relation to development "in" AONBs.

The above decision helps clarify that there are differing ways of assessing impacts on the setting of the AONB which require the application of different policies and guidance:

- (i) harm directly to land in the designated AONB itself from views out of the AONB and between parts of the AONB towards new development in its setting (where Paragraph 115 of the NPPF is relevant) and:
- (ii) as a separate material consideration, harm to land outside the designated AONB, for example views of new development in the context or backdrop of the AONB (where Paragraphs 115 or 116 is not relevant).

The priority to the Board, when responding to development within its setting, will be to express impact, positive or negative, on the special qualities and character in the designated AONB and with reference to Paragraph 115 of the NPPF.

Impact of views back towards the AONB, from outside the AONB, may be still be considered by the Board, but may be a separate material consideration and subject to separate policy and guidance. Paragraph 109 of the NPPF for example confirms that the planning system should contribute to and enhance the natural and local environment generally including protecting and enhancing "valued landscapes" which may include landscapes outside of nationally protected landscapes. Three appeal decisions have been considered and have been listed as additional guidance at the end of the Position Statement, where views back to the AONB and impact on the wider landscape as a whole have featured within Inspector's decisions.

The NPPF also contains a number of references to various forms of pollution. Pollution can result from outside the AONB, but impact on and into the AONB including from noise, dust, and light. Paragraph 125 states *"By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity,*

intrinsically dark landscapes and nature conservation.” At paragraph 123 of the NPPF it is also recommended that policy makers and decision takers “identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.”

Adverse effects may not only be visual, a development that is noisy may well affect the tranquillity of the Cotswolds AONB even if not visible from the AONB. The Cotswolds Conservation Board will monitor and comment as appropriate on significant planning applications that relate to the impact of development on the setting of the AONB. The AONB will consider proposals on the balance of their positive change against negative impacts.

.4. Examples of Adverse Impacts on the Setting of the Cotswolds AONB

Examples of adverse impacts on the setting of the Cotswolds AONB could include:

- * development which would have a significant visual impact on views out of the AONB or between parts of the AONB (and subject to separate guidance and policies views into the AONB) including consideration of cumulative impact of several similar forms of development;
- * loss of tranquillity through the introduction or increase of lighting and or noise (including consideration of cumulative impact of several similar forms of development);
- * other environmental impact and forms of pollution like dust;
- * introduction of abrupt change of landscape character (including the addition of tall structures, masts, wind turbines etc);
- * loss or harm to heritage assets and natural landscape, particularly if these are contiguous with the AONB;
- * impact on special associations and interrelationships of settings (for example between the Bath World Heritage Site and the AONB)
- * change of use of land where of a significant enough scale to cause harm to landscape character; and
- * development individually or cumulatively giving rise to significantly increased traffic flows to and from the AONB (resulting in loss of tranquillity and erosion of the character of rural roads and lanes);
- * inappropriate use of external materials, external colours, reflective surfaces, and inappropriate landscaping.

.5. Conserving & Enhancing the Cotswolds AONB

The Environmental Impact Assessment process for example, is based on avoiding harm in the first place before then considering minimising harm and then offsetting adverse

impacts. In relation to development affecting its setting, the Cotswolds Conservation Board, considers avoidance in the first place to be the best option. However, there may be circumstances where options exist to minimise harm. The Board supports the following:

- * measures to consider impact on the setting of development of the AONB (including where required through Landscape and Visual Impact Assessments);
- * accordingly avoiding development that fails to conserve and enhance the setting of the Cotswolds AONB and cannot be made acceptable;
- * if development can be made acceptable then ensuring care over orientation, site layout, height and scale of structures and buildings;
- * consideration not just of the site but also the landscape, land uses, topography and heritage assets around and beyond it;
- * careful use of external colours, materials and non-reflective surfaces;
- * careful use of existing native landscaping and provision of new additional native landscaping (where suitable) to help screen views of development;
- * where new landscaping is proposed ensuring it is of sufficient quantity, quality, species and has a suitable agreed management plan to ensure long term effectiveness;
- * consideration of the potential impacts of light, noise and other forms of pollution spreading from outside the Cotswolds AONB into the AONB (either from individual sites or through cumulative effects of several sites) and ensuring suitable design and mitigation measures;
- * generally avoiding external lighting or street lighting; or ensuring if external lighting is required it is of a “dark night skies” compliant design, with full cut off or shielding to prevent light pollution and “night glow”. Use of lighting time switches to ensure lighting is only used when actually needed.

The Board therefore recognises that in certain circumstances where setting issues cannot be resolved, the Board may choose to oppose specific forms of development within its setting if brought forward for development.

Key Documents:

National Planning Policy Framework 2012

National Planning Policy Guidance 2014 Natural Environment – Landscape.

The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2015).

Cotswolds Conservation Board Management Plan, Position Statements, Landscape Character Assessment and Landscape Strategy and Guidelines.

Planning Appeal: APP/B1605/W/14/3001717 (650 dwellings and associated works) Kidnappers Lane, Leckhampton, Cheltenham.

Planning Appeal: APP/C1625/11/2155923 (Berkeley Vale 4 Wind Turbines) Agricultural land at Standle Farm, bounded by the M5 and A38, Stinchcombe, Gloucestershire.

Planning Appeal: APP/C1625/W/15/3007972 (100 dwellings) Land off Shakespeare Road, Dursley,

For further information contact:

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Originally Adopted October 2010, First Revision June 2013 and Second Revision 2016.