

**NORTH HERTFORDSHIRE DISTRICT COUNCIL**



4 October 2019

Our Ref    Licensing Sub 21.10.19  
Your Ref.  
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To:    Members of the Committee: Councillor Ian Albert, Councillor Elizabeth Dennis-Harburg and Councillor Mike Rice

You are invited to attend a

**MEETING OF THE  
LICENSING AND APPEALS  
SUB-COMMITTEE**

to be held in the

**COUNCIL CHAMBER, DISTRICT COUNCIL OFFICES, GERNON  
ROAD, LETCHWORTH GARDEN CITY SG6 3JF**

On

**MONDAY, 21ST OCTOBER, 2019 AT 10.30 AM**

**\*\*MEMBERS PLEASE ENSURE THAT YOU DOWNLOAD ALL  
AGENDAS AND REPORTS VIA THE MOD.GOV APPLICATION  
ON YOUR TABLET BEFORE ATTENDING THE MEETING\*\***

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'J Thompson', with a long, sweeping horizontal line extending to the right.

Jeanette Thompson  
Service Director – Legal and Community

## **Agenda** **Part I**

<b>Item</b>		<b>Page</b>
<b>1.</b>	<b>HEARING PROCEDURE</b>	(Pages 3 - 4)
<b>2.</b>	<b>DETERMINATION OF AN APPLICATION FOR THE GRANT OF A PREMISES LICENCE</b> REPORT OF THE LICENSING OFFICER	(Pages 5 - 184)

Application by Sandonbury Farm Ltd  
For the grant of a Premises Licence in respect of Sandonbury Farm, Sandon,  
Buntingford, Hertfordshire, SG9 0QY.

## SANDON BURY FARM HEARING PROCEDURE

### 1. Chair's Welcome

Introduction of:

- Councillors sitting on Sub-Committee
- Legal advisor;
- Licensing officer(s);
- Other Persons
- The applicants

### 2. The Chair will outline the procedure for the hearing

### 3. The Chair will ask the Legal Advisor to outline the matters for consideration during the course of the hearing.

### The Licensing Officer's report

### 4. The Chair will ask the licensing officer if they have anything to add to their report to the Sub-Committee; if there has been any amendments to the hearing bundle, and if so, if all Other Persons, and the applicants have been made aware of the amendments.

### 5. The Chair will ask if there are any questions of fact of the licensing officer from:

- Other Persons
- The applicants.

### 6. The Sub-Committee may ask questions of the licensing officer

### The Applicant(s) case

### 7. The Chair will ask the applicants to present their submissions to the Sub-Committee.

### 8. The Chair will ask if there are any questions of fact of the applicants from:

- Other Persons

### 9. The Sub-Committee may ask questions of the applicants.

### The Other Persons submit their case

### 10. The Chair will ask the Other Persons, in turn, to present their submissions to the Sub-Committee

### 11. The Chair will ask if there are any questions of fact of the Other Persons from:

- The applicants

### 12. The Sub-Committee may ask questions of the Other Persons

Closing Statements

13. The licensing officer may make final submissions to the Sub-Committee
14. The Other Persons may make final submissions to the Sub-Committee
15. The applicants may make final submissions to the Sub-Committee.

Conclusion

16. The Legal Advisor will summarise any legal points that have arisen during the hearing and will answer any legal questions from the Sub-Committee.
17. The Sub-Committee will close the hearing and retire to make a decision.
18. Where possible, the Sub-Committee will return and the Chair will announce the sub-Committee's decision including reasons for the decision.

**LICENSING AND APPEALS SUB-COMMITTEE**  
**Monday 21 October 2019**

**\*PART 1 – PUBLIC DOCUMENT**

**LICENSING ACT 2003**

**APPLICATION BY SANDONBURY FARM LTD  
FOR THE GRANT OF A PREMISES LICENCE IN RESPECT OF  
SANDONBURY FARM, SANDON, BUNTINGFORD, HERTFORDSHIRE, SG9 0QY.**

**REPORT OF THE LICENSING OFFICER**

**1. BACKGROUND**

- 1.1 No premises licence under the Licensing Act 2003 (“the Act”) is currently in place for the premises.

**2. APPLICATION**

- 2.1 The application is for the grant of a premises licence under Section 17 of the Act.
- 2.2 The licensable activities and hours applied for, including operating schedule conditions, are as attached as **Appendix A**.

**3. APPLICATION PROCESS**

- 3.1 On Tuesday 27 August 2019, Sandon Bury Farm Ltd made an application to North Hertfordshire District Council for the grant of a premises licence.
- 3.2 The prescribed consultation period was from 28 August 2019 until 24 September 2019.
- 3.2 The application was received electronically so copies were served by the Council to Hertfordshire Constabulary and the other responsible authorities.
- 3.3 A public notice was displayed on the premises for a period of not less than twenty-eight (28) consecutive days in accordance with the requirements of the Act.
- 3.4 A newspaper advertisement was placed in The Comet in accordance with the requirements of the Act.

**4. REPRESENTATIONS**

- 4.1 No representation was received from Hertfordshire Constabulary as a condition was agreed with the applicant and now forms part of the application. This condition is included in **Appendix B**.

- 4.2 No representation was received from Environmental Protection however, it is appropriate to highlight to the sub-committee that noise conditions formed part of the planning decision in relation to this premises. The applicant has replicated these conditions within the operating schedule as part of the application. It is reasonable to assume that because of this Environmental Protection did not need to make further comment in regard to this application.
- 4.3 No representations were received from any other responsible authority
- 4.4 Sixty six (66) representations were received from 'other persons' against the application and are attached as **Appendix C**
- 4.5 The Council's Scheme of Delegation requires the licensing officer to determine whether a representation is relevant as specified within the Act.
- 4.6 Where representations include comments that are not relevant to the Act, these comments have been clearly redacted by the licensing officer and should not be considered as part of the determination process. **Other persons must not refer to these paragraphs in any oral presentation at the hearing (see sections 8.14 – 8.30).**
- 4.7 Where the licensing officer has determined that the representations are relevant, it is for the sub-committee to determine what weight to apportion to each representation.
- 4.8 The applicant has been served with a copy of all representations by way of this report.
- 4.9 The applicant and the other persons making relevant representations have been invited to attend the hearing to present their cases respectively. They have been advised that they may be legally represented and of the hearing procedure.

## **5. OBSERVATIONS**

- 5.1 In determining this application, the sub-committee must have regard to the representations and take such steps as it considers appropriate for the promotion of the licensing objectives.
- 5.2 In making its decision, the sub-committee must act with a view to promoting the licensing objectives. It must also have regard to the licensing authority's Statement of Licensing Policy and National Guidance.
- 5.3 The sub-committee has the following options when issuing the Decision Notice:
- i) Grant the application as made
  - ii) Grant the application with conditions and/or amendments to the licensable activities and/or timings (conditions should only be added where they are appropriate to promote the licensing objectives).
  - iii) Refuse the application.

## **6. LICENSING POLICY CONSIDERATIONS**

- 6.1 The following paragraphs from the Council's Statement of Licensing Policy 2016 – 2021 may be relevant to this application. This section does not prevent the sub-committee

from considering other paragraphs of the Statement of Licensing Policy where they deem it appropriate:

*B6*

*Our vision is:*

***“To ensure that North Hertfordshire continues to offer a diverse range of well managed entertainment venues and community and cultural activities within a safe and enjoyable environment.”***

*B7*

*The Council is committed to the continued promotion of the diverse cultural and community activities within the district and providing a safe and sustainable night-time economy for residents and visitors alike. Licensing Policy will be approached with a view to encouraging new and innovative forms of entertainment that promote this vision and are consistent with the four licensing objectives.*

*B8*

*The Council encourages greater live music, dance, theatre and other forms of entertainment for the benefit of the community. Where activities require a licence, the Council will seek to balance the potential for disturbance of local residents and businesses against the wider community and cultural benefits.*

*B9*

*In making a balanced decision, the Council accepts that those living in town centre environments are likely to experience a degree of disturbance associated with a vibrant night-time economy but this must be managed in such a way to limit its impact beyond that which is reasonable. The Council will at all times consider the wider benefits to and impacts on the community as a whole and will take a proportionate view on the weight to apply to representations.*

*D1.4*

*When determining applications the Council will have regard to this Statement of Licensing Policy, relevant legislation and any Guidance issued by the Home Office pursuant to section 182 of the Act. If relevant representations are made, the Licensing and Appeals Committee or its Sub-Committee, will balance its decision against all other factors for and against the application.*

*D1.5*

*The Council expects applicants to address the licensing objectives in their operating schedule and have due regard to this Policy. To achieve this, the Council supports the principles set out in sections 8.33 – 8.36 of the Statutory Guidance which state:*

*8.33*

*In completing an operating schedule, applicants are expected to have regard to the statement of licensing policy for their area. They must also be aware of expectations of the licensing authority and the responsible authorities as to the steps that are appropriate for the promotion of the licensing objectives, and to demonstrate knowledge of their local area when describing the steps they propose to take to promote the licensing objectives. Licensing authorities and responsible authorities are expected to publish information about what is meant by the promotion of the licensing objectives and to ensure that applicants can readily access advice about these matters. However, applicants are also expected to undertake their own enquiries about the area in which the premises are situated to inform the content of the application.*

*8.34*

*Applicants are, in particular, expected to obtain sufficient information to enable them to demonstrate, when setting out the steps they propose to take to promote the licensing objectives that they understand:*

- the layout of the local area and physical environment including crime and disorder hotspots, proximity to local residential premises and proximity to areas where children may congregate;*

- any risk posed to the local area by the applicants' proposed licensable activities; and
- any local initiatives (for example, local crime reduction initiatives or voluntary schemes including taxi-marshalling schemes, street pastors and other schemes) which may help to mitigate potential risks.

#### 8.35

*Applicants are expected to include positive proposals in their application on how they will manage any potential risks. Where specific policies apply in the area (for example, a cumulative impact policy), applicants are also expected to demonstrate an understanding of how the policy impacts on their application; any measures they will take to mitigate the impact; and why they consider the application should be an exception to the policy.*

#### 8.36

*It is expected that enquiries about the locality will assist applicants when determining the steps that are appropriate for the promotion of the licensing objectives. For example, premises with close proximity to residential premises should consider what effect this will have on their smoking, noise management and dispersal policies to ensure the promotion of the public nuisance objective. Applicants must consider all factors which may be relevant to the promotion of the licensing objectives, and where there are no known concerns, acknowledge this in their application.*

#### D1.6

*Applicants should be aware that if they fail to have due regard to this Policy it is more likely that the licensing authority or responsible authorities may deem it appropriate to make a representation. If representations are made as a result of the applicants' failure to address this Policy in its operating schedule, the Licensing and Appeals Sub-Committee may take this into consideration when determining the application.*

#### D1.8

*Whilst there is no requirement for applicants to consult with the responsible authorities prior to submitting an application the Council encourages pre-application dialogue to take place.*

#### D2.1

*Each licence application will be decided by reference to this Policy, the National Guidance issued by the Secretary of State, relevant legislation and to the individual circumstances of the particular application. The Council may depart from the Policy where the individual circumstances of any application merit such a decision in the interests of the promotion of the Licensing Objectives. Full reasons will be given for decisions taken by the Council when undertaking its licensing functions.*

#### D2.4

*In determining applications, the Council will focus primarily on the direct impact of the proposed activities on persons that may be adversely affected in relation to the licensing objectives. The scope of those persons that may be affected will be determined on a case by case basis taking into account all relevant factors.*

#### D2.5

*The Council acknowledges that the licensing process can only seek to impose conditions that are within the direct control of the licence holder. The Council does not consider that the term 'direct control' can be generically defined and will consider its definition relative to the specific circumstances of each application. For example, licensed premises at the end of road leading to a car park may be able to control its patrons leaving the premises and using the car park. In general terms, to be considered to be under the 'direct control' of a licence holder, there will need to be a direct causal link between the problems or likely problems and the specific premises.*

#### D2.6

*Where problems with a direct causal link to premises exist in relation to the promotion of the licensing objectives but they cannot be mitigated by the imposition of appropriate conditions, a Licensing Sub-Committee will seriously consider refusal of the application. For example, patrons*

*from a licensed premise that are causing disorder in a town centre after leaving the premises cannot be controlled by conditions, however the problem may be resolved by the refusal of the application or revocation of the licence.*

#### **D2.8**

*The Council recognises that the exercise of its licensing function is only one of a number of means of securing the promotion of the licensing objectives. The exercise, by the Council, of its licensing function should not be seen as a panacea for all problems within the community. The Council will encourage co-operation between its licensing function, planning function and environmental health functions to ensure that any problems are addressed using the most appropriate means and that its licensing function does not duplicate any other statutory responsibilities.*

#### **D2.9**

*The Council will carry out its licensing functions in the promotion of the licensing objectives and, in addition, will support the stated aims of the Act which are as follows:*

- (i) protecting the public and local residents from crime, anti-social behaviour and noise nuisance caused by irresponsible licensed premises;*
- (ii) giving the police and licensing authorities the powers they need to effectively manage and police the night-time economy and take action against those premises that are causing problems;*
- (iii) recognising the important role which pubs and other licensed premises play in our local communities by minimising the regulatory burden on business, encouraging innovation and supporting responsible premises;*
- (iv) providing a regulatory framework for alcohol which reflects the needs of local communities and empowers local authorities to make and enforce decisions about the most appropriate licensing strategies for their local area; and*
- (v) encouraging greater community involvement in licensing decisions and giving local residents the opportunity to have their say regarding licensing decisions that may affect them.*

#### **D3.1**

*The Council recognises that fixed and artificially early closing times previously established under the Licensing Act 1964 were one of the main causes of rapid binge drinking prior to closing times and one of the causes of disorder and disturbance when large numbers of customers were required to leave premises simultaneously. These concentrations of people leaving can result in friction at places such as late night food outlets, taxi ranks and other sources of transport. The aim through the promotion of the licensing objectives will be to reduce the potential for concentrations and achieve a slower dispersal of people from licensed premises through flexible opening times where appropriate.*

#### **D3.3**

*Generally, when the Council's discretion is engaged, the presumption will be to grant the hours requested unless there are representations raised by responsible authorities and/or other persons that demonstrate an adverse effect or likely effect on the licensing objectives*

#### **D3.4**

*The Council also recognises that licensing hours should not inhibit the development of a thriving and safe evening and night time economy, which is important for local investment, employment and tourism. The Council will not seek to restrict the trading hours of any particular premises unless this is necessary to promote one or more of the licensing objectives.*

#### **D6.2**

*The Council recognises that each application must be considered on its own merits and any conditions attached to licences and certificates must be tailored to the individual style and*

*characteristics of the premises and activities concerned. This is essential to avoid the imposition of disproportionate and overly burdensome conditions on premises. A standardised approach to imposing conditions must be avoided and conditions will only be lawful where they are deemed appropriate to promote the licensing objectives in response to relevant representations.*

**D6.3**

*Conditions will only be imposed when they are appropriate for the promotion of the licensing objectives and will focus upon matters within the control of the individual licensee such as the premises, places or events being used for licensable activities or the surrounding areas of the premises, places or events. Conditions are likely to be focused towards the direct impact of those activities on persons living in, working in or visiting areas affected by, or likely to be affected by, those activities.*

**D6.6**

*The Council interprets Section L of the application form, "Hours premises are open to the public", as an integral part of the operating schedule. In assessing an application, responsible authorities and other persons are likely to read those hours as though they were part of the operating schedule and tailor their representations based on that interpretation. These hours, therefore, form conditions of the licence operating schedule and restrict the hours during which members of the public can be on the licensed premises at the conclusion of trading irrespective of whether licensable activities are taking place. Applicants are advised to consider any necessary 'drinking-up time' or wind-down period at the end of normal licensable activities when completing this section of the application.*

**D6.7**

*The Council strongly believes that a carefully considered operating schedule that fully considers the impact of the proposed activities in relation to the promotion of the licensing objectives, having regard to this Policy and the Guidance, is less likely to result in the imposition of conditions by a Licensing Sub-Committee following representations.*

**D6.8**

*It is the Council's view that the imposition of conditions should be restricted to those that are proportionate in addressing any concerns in relation to the promotion of the licensing objectives. Conditions should not be used as a tool to attempt to mitigate every possible scenario; this will serve only to place undue burden on applicants and is not consistent with the general principles of the Guidance.*

**D6.9**

*Operating schedules and licence conditions should be drafted in such a way that it is clear to licence holders exactly what is required of them and these requirements should be concise and well-worded to assist the licence holder in managing their premises. The Council is strongly of the view that the imposition of a substantial list of conditions in order to grant an application calls into question the suitability of the applicant to hold a licence. Where a Licensing Sub-Committee determines that it is appropriate to impose a substantial list of conditions to the extent that they are effectively determining the day-to-day management of the premises, they will give serious consideration to refusing the application.*

**D8.1**

*The Council recognises the need to encourage and promote live music, dancing and theatre for the wider cultural benefit of the community.*

**D8.2**

*Only appropriate, proportionate and reasonable licensing conditions will be imposed on licences so as not to discourage the promotion of entertainment. Conditions will relate to the minimum needed to ensure the promotion of the licensing objectives.*

### *D8.3*

*The Council will ordinarily avoid any measure which deters live music, dancing and theatre by imposing indirect costs of a substantial nature (for example, noise limiting devices for smaller or community premises). The Council acknowledges, however, that on occasions the imposition of appropriate conditions with cost implications may be the only alternative to refusing an application where there is sufficient evidence in relation to the effect, or likely effect on the licensing objectives.*

### *E2.1*

*The Council recognises that the public safety objective is concerned with the physical safety of the people using the relevant premises and not with public health, which is dealt with in other legislation. Physical safety includes the prevention of accidents and injuries and other immediate harms that can result from alcohol consumption such as unconsciousness or alcohol poisoning.*

### *E2.2*

*The Council is aware that applicants are legally responsible for complying with a range of public safety legislation, for example the Health and Safety at Work Act 1974 and the Regulatory Reform (Fire Safety) Order 2005, and for conducting suitable risk assessments in relation to their premises. Failure to comply with these requirements may lead to representations from responsible authorities when public safety is put at risk.*

### *E2.4.1*

*“Safe capacities” should only be imposed on licences where necessary for the promotion of public safety or the prevention of disorder. If a capacity has been imposed through other legislation it would be unnecessary to reproduce it as a licence condition. It would also be wrong to impose conditions that conflict with other legislation. If no safe capacity has been imposed by other legislation, however, a responsible authority may consider it necessary for a new capacity to be attached. For example, a capacity limit may be necessary to prevent disorder as overcrowded premises can increase the risk of crowds becoming frustrated and hostile.*

### *E2.7.1*

*The Council expects premises licence holders and applicants to undertake a public safety risk assessment to ensure the safety of persons using their premises. The assessment should consider issues such as, but not limited to:*

- safe capacities in identifiable areas of the premises that can be evacuated quickly in the case of an emergency*
- policies in relation to persons wishing to smoke at the premises, including provision of identified areas and separation from admission queues*
- policies in relation to admission and readmission particularly control of capacity and queuing*
- policies in relation to the safe dispersal of patrons from the premises and locality*
- sufficient basic first aid provision and responsibilities for contacting the emergency services.*

### *E3.1.1*

*Licensed premises may have significant potential to impact adversely on communities through public nuisances that arise from their operation. The Council interprets ‘public nuisance’ in its widest sense and takes it to include such things as noise, light, odour, litter and anti-social behaviour, where matters arising at licensed premises impact on those living, working or otherwise engaged in activities in the locality. Ordinarily, the Council’s Environmental Protection & Housing Team, in their role as a responsible authority, would take the lead in respect of nuisance issues.*

### *E3.2.1*

This may include noise from live or recorded music, human voices (both amplified and unamplified) and other forms of entertainment (i.e. indoor sporting events). Measures to prevent a public nuisance may include, but are not limited to:

- installation of soundproofing;
- installation of noise-limiting devices;
- provision of acoustic lobbies;
- no externally played music;
- restrictions on the times and types of entertainment;
- keeping windows and doors closed (i.e. with self-closing devices).

### *E3.3.1*

*This may include noise and disturbance from customers on the premises and customers in outdoor areas such as terraces, beer gardens and smoking areas. It will also include noise, disturbance and obstruction from customers in the vicinity of premises smoking and/or drinking and customers arriving at, leaving or queuing outside premises. Measures to prevent a public nuisance may include, but are not limited to:*

- *use of time restrictions on specified areas of the premises (different times can apply to different areas);*
- *cessation of the use of certain areas of the premises;*
- *supervision of outdoor areas, entrances and exits;*
- *suitably worded, clear and prominent signage;*
- *restriction of seating in outdoor areas of the premises;*
- *restriction of times that drinks can be taken in specified outdoor areas of the premises;*
- *restriction of the number of customers permitted in specified outdoor areas of the premises, including time.*

### *E3.8.1*

*Measures to prevent a public nuisance may include:*

- *entering into a waste contract agreement;*
- *provision of external litter bins for customers;*
- *regular litter picks in the immediate surrounding area of the premises.*

### *E3.8.2*

*The Council is aware that it would be unreasonable and disproportionate to require licence holders to be responsible for littering associated with their products when patrons have gone beyond their control. The Council will, however, expect licence holders to take responsibility for ensuring that the immediate surrounding area is regularly cleared of litter associated with their business operation.*

### *E3.9.2*

*The provision of well-managed and controlled entertainment will be encouraged to promote the vision, however the potential disturbance to residents and businesses will need to have been adequately considered by applicants as part of their operating schedule.*

### *E3.9.3*

*Should disturbance from licensed premises become unreasonable, any review proceedings will seek to impose suitable control measures in the first instance. Should control measures prove ineffective or are deemed inappropriate then the restriction of licensable activity timings, removal of licensable activities, suspension or revocation of the licence will be seriously considered.*

### *E4.1*

*The Council recognises that the protection of children from harm objective relates primarily to children accessing or using licensed premises, or being exposed to activities taking place without*

*having to access the premises (for example, underage alcohol sales, exposure to performances or advertising of an adult nature whether within or outside a premises).*

#### **E4.3**

*When deciding whether to limit access by children to premises, the Council will judge each application on its individual merits.*

#### **F4.1**

*In order to avoid duplication with other regulatory regimes the Council will not, as far as reasonably possible, attach conditions to licences unless they are appropriate for the promotion of the licensing objectives and inadequately covered by other legislation. Ordinarily, conditions will be considered unnecessary if they are already adequately covered by other legislation.*

#### **F4.2**

*Notwithstanding the above, it is the responsibility of the applicants to ensure that they have all necessary consents, whether statutory or otherwise, and it should not be assumed that an authorisation under the Licensing Act 2003 removes this responsibility.*

#### **F8.1**

*The Council acknowledges that conditions cannot be imposed on an authorisation where it would be either impracticable or impossible for the licence holder to comply with such conditions when customers have left the premises and are beyond the control of the licence holder.*

#### **F8.2**

*That said, if behaviour of customers beyond the control of the licence holder can be causally linked to a specific premises and it is causing crime and disorder or a nuisance it is wrong to assume that the Act cannot address this; section 4 of the Act gives the Council a positive duty to deal with it proportionately. Whilst conditions would be inappropriate in these scenarios, the Council is strongly of the view that activities and/or operating times of an authorisation should be restricted, or an authorisation refused or revoked, where appropriate for the promotion of the licensing objectives.*

#### **O1.1**

*The Council accepts that it can only consider matters in relation to the four licensing objectives when determining licensing applications, however as a public body it also has a statutory duty to consider the following legislative requirements:*

- (i) Crime and Disorder Act 1998  
Local authorities are required to have due regard to the crime and disorder implications of any decision it makes.*
- (ii) Human Rights Act 1998  
Local authorities are required to implement the Act in a manner consistent with the Human Rights Act 1998 by giving due consideration to the European Convention on Human Rights and Fundamental Freedoms.*
- (iii) Equality Act 2010  
Local authorities are required to implement the Act in a manner consistent with its responsibilities to consider the equality implications of any decision it makes.*

#### **O2.2**

*Any licence/certificate is issued without prejudice to any other consent, licence, approval or other authorisation required by other functions or responsibilities of the Council or any other statutory body. The possession of a licence/certificate under the Act does not supersede or replace any other statutory provision.*

## 7. RELEVANT EXTRACTS OF STATUTORY GUIDANCE

- 7.1 The following paragraphs from the Guidance issued by the Home Office under section 182 of the Licensing Act 2003 (April 2018 version) may be relevant to this application. This section does not prevent the sub-committee from considering other paragraphs of the Guidance where they deem it appropriate and the determination should be based upon consideration of the full document:

### 1.3

*The licensing objectives are:*

- *The prevention of crime and disorder;*
- *Public safety;*
- *The prevention of public nuisance; and*
- *The protection of children from harm.*

### 1.4

*Each objective is of equal importance. There are no other statutory licensing objectives, so that the promotion of the four objectives is a paramount consideration at all times.*

### 1.5

*However, the legislation also supports a number of other key aims and purposes. These are vitally important and should be principal aims for everyone involved in licensing work.*

*They include:*

- *protecting the public and local residents from crime, anti-social behaviour and noise nuisance caused by irresponsible licensed premises;*
- *giving the police and licensing authorities the powers they need to effectively manage and police the night-time economy and take action against those premises that are causing problems;*
- *recognising the important role which pubs and other licensed premises play in our local communities by minimising the regulatory burden on business, encouraging innovation and supporting responsible premises;*
- *providing a regulatory framework for alcohol which reflects the needs of local communities and empowers local authorities to make and enforce decisions about the most appropriate licensing strategies for their local area; and*
- *encouraging greater community involvement in licensing decisions and giving local residents the opportunity to have their say regarding licensing decisions that may affect them.*

### 1.16

*Conditions on a premises licence or club premises certificate are important in setting the parameters within which premises can lawfully operate. The use of wording such as “must”, “shall” and “will” is encouraged. Licence conditions:*

- *must be appropriate for the promotion of the licensing objectives;*
- *must be precise and enforceable;*
- *must be unambiguous and clear in what they intend to achieve;*
- *should not duplicate other statutory requirements or other duties or responsibilities placed on the employer by other legislation;*
- *must be tailored to the individual type, location and characteristics of the premises and events concerned;*
- *should not be standardised and may be unlawful when it cannot be demonstrated that they are appropriate for the promotion of the licensing objectives in an individual case;*
- *should not replicate offences set out in the 2003 Act or other legislation;*
- *should be proportionate, justifiable and be capable of being met, (for example, whilst beer glasses may be available in toughened glass, wine glasses may not);*
- *cannot seek to manage the behaviour of customers once they are beyond the direct management of the licence holder and their staff, but may impact on the behaviour of*

customers in the immediate vicinity of the premises or as they enter or leave; and

- should be written in a prescriptive format.

#### 1.17

The licensing authority should only impose conditions on a premises licence or club premises certificate which are appropriate and proportionate for the promotion of the licensing objectives. If other existing law already places certain statutory responsibilities on an employer at or operator of a premises, it cannot be appropriate to impose the same or similar duties on the premises licence holder, or club. It is only where additional and supplementary measures are appropriate to promote the licensing objectives that there will be a requirement for appropriate, proportionate conditions to be attached.

#### 2.1

Licensing authorities should look to the police as the main source of advice on crime and disorder. They should also seek to involve the local Community Safety Partnership (CSP).

#### 2.7

Licence holders have a responsibility to ensure the safety of those using their premises, as a part of their duties under the 2003 Act. This concerns the safety of people using the relevant premises rather than public health which is addressed in other legislation. Physical safety includes the prevention of accidents and injuries and other immediate harms that can result from alcohol consumption such as unconsciousness or alcohol poisoning. Conditions relating to public safety may also promote the crime and disorder objective as noted above. There will of course be occasions when a public safety condition could incidentally benefit a person's health more generally, but it should not be the purpose of the condition as this would be outside the licensing authority's powers (be ultra vires) under the 2003 Act. Conditions should not be imposed on a premises licence or club premises certificate which relate to cleanliness or hygiene.

#### 2.8

A number of matters should be considered in relation to public safety. These may include:

- Fire safety;
- Ensuring appropriate access for emergency services such as ambulances;
- Good communication with local authorities and emergency services, for example communications networks with the police and signing up for local incident alerts (see paragraph 2.4 above);
- Ensuring the presence of trained first aiders on the premises and appropriate first aid kits;
- Ensuring the safety of people when leaving the premises (for example, through the provision of information on late-night transportation);
- Ensuring appropriate and frequent waste disposal, particularly of glass bottles;
- Ensuring appropriate limits on the maximum capacity of the premises (see paragraphs 2.12-2.13, and Chapter 10; and
- Considering the use of CCTV in and around the premises (as noted in paragraph 2.3 above, this may also assist with promoting the crime and disorder objective).

#### 2.10

Licence holders should make provision to ensure that premises users safely leave their premises. Measures that may assist include:

- Providing information on the premises of local taxi companies who can provide safe transportation home; and
- Ensuring adequate lighting outside the premises, particularly on paths leading to and from the premises and in car parks.

#### 2.15

The 2003 Act enables licensing authorities and responsible authorities, through representations, to consider what constitutes public nuisance and what is appropriate to prevent it in terms of conditions attached to specific premises licences and club premises certificates. It is therefore

*important that in considering the promotion of this licensing objective, licensing authorities and responsible authorities focus on the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises which may be disproportionate and unreasonable. The issues will mainly concern noise nuisance, light pollution, noxious smells and litter.*

#### **2.16**

*Public nuisance is given a statutory meaning in many pieces of legislation. It is however not narrowly defined in the 2003 Act and retains its broad common law meaning. It may include in appropriate circumstances the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises. Public nuisance may also arise as a result of the adverse effects of artificial light, dust, odour and insects or where its effect is prejudicial to health.*

#### **2.18**

*As with all conditions, those relating to noise nuisance may not be appropriate in certain circumstances where provisions in other legislation adequately protect those living in the area of the premises. But as stated earlier in this Guidance, the approach of licensing authorities and responsible authorities should be one of prevention and when their powers are engaged, licensing authorities should be aware of the fact that other legislation may not adequately cover concerns raised in relevant representations and additional conditions may be appropriate.*

#### **2.19**

*Where applications have given rise to representations, any appropriate conditions should normally focus on the most sensitive periods. For example, the most sensitive period for people being disturbed by unreasonably loud music is at night and into the early morning when residents in adjacent properties may be attempting to go to sleep or are sleeping. This is why there is still a need for a licence for performances of live music between 11 pm and 8 am. In certain circumstances, conditions relating to noise emanating from the premises may also be appropriate to address any disturbance anticipated as customers enter and leave.*

#### **2.22**

*The protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives (for example, in the context of exposure to certain films or adult entertainment). Licensing authorities must also consider the need to*

#### **2.26**

*Licensing authorities and responsible authorities should expect applicants, when preparing an operating schedule or club operating schedule, to set out the steps to be taken to protect children from harm when on the premises.*

#### **8.41**

*In completing an operating schedule, applicants are expected to have regard to the statement of licensing policy for their area. They must also be aware of the expectations of the licensing authority and the responsible authorities as to the steps that are appropriate for the promotion of the licensing objectives, and to demonstrate knowledge of their local area when describing the steps they propose to take to promote the licensing objectives. Licensing authorities and responsible authorities are expected to publish information about what is meant by the promotion of the licensing objectives and to ensure that applicants can readily access advice about these matters. However, applicants are also expected to undertake their own enquiries about the area in which the premises are situated to inform the content of the application.*

8.42

*Applicants are, in particular, expected to obtain sufficient information to enable them to demonstrate, when setting out the steps they propose to take to promote the licensing objectives, that they understand:*

- the layout of the local area and physical environment including crime and disorder hotspots, proximity to residential premises and proximity to areas where children may congregate;*
- any risk posed to the local area by the applicants' proposed licensable activities; and*
- any local initiatives (for example, local crime reduction initiatives or voluntary schemes including local taxi-marshalling schemes, street pastors and other schemes) which may help to mitigate potential risks.*

8.44

*It is expected that enquiries about the locality will assist applicants when determining the steps that are appropriate for the promotion of the licensing objectives. For example, premises with close proximity to residential premises should consider what effect this will have on their smoking, noise management and dispersal policies to ensure the promotion of the public nuisance objective. Applicants must consider all factors which may be relevant to the promotion of the licensing objectives, and where there are no known concerns, acknowledge this in their application.*

8.47

*Applicants are expected to provide licensing authorities with sufficient information in this section to determine the extent to which their proposed steps are appropriate to promote the licensing objectives in the local area. Applications must not be based on providing a set of standard conditions to promote the licensing objectives and applicants are expected to make it clear why the steps they are proposing are appropriate for the premises.*

9.12

*Each responsible authority will be an expert in their respective field, and in some cases it is likely that a particular responsible authority will be the licensing authority's main source of advice in relation to a particular licensing objective. For example, the police have a key role in managing the night-time economy and should have good working relationships with those operating in their local area<sup>5</sup>. The police should usually therefore be the licensing authority's main source of advice on matters relating to the promotion of the crime and disorder licensing objective. However, any responsible authority under the 2003 Act may make representations with regard to any of the licensing objectives if they have evidence to support such representations. Licensing authorities must therefore consider all relevant representations from responsible authorities carefully, even where the reason for a particular responsible authority's interest or expertise in the promotion of a particular objective may not be immediately apparent. However, it remains incumbent on all responsible authorities to ensure that their representations can withstand the scrutiny to which they would be subject at a hearing.*

9.42

*Licensing authorities are best placed to determine what actions are appropriate for the promotion of the licensing objectives in their areas. All licensing determinations should be considered on a case-by-case basis. They should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be.*

9.43

*The authority's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve.*

#### 9.44

*Determination of whether an action or step is appropriate for the promotion of the licensing objectives requires an assessment of what action or step would be suitable to achieve that end. While this does not therefore require a licensing authority to decide that no lesser step will achieve the aim, the authority should aim to consider the potential burden that the condition would impose on the premises licence holder (such as the financial burden due to restrictions on licensable activities) as well as the potential benefit in terms of the promotion of the licensing objectives. However, it is imperative that the authority ensures that the factors which form the basis of its determination are limited to consideration of the promotion of the objectives and nothing outside those parameters. As with the consideration of licence variations, the licensing authority should consider wider issues such as other conditions already in place to mitigate potential negative impact on the promotion of the licensing objectives and the track record of the business. Further advice on determining what is appropriate when imposing conditions on a licence or certificate is provided in Chapter 10. The licensing authority is expected to come to its determination based on an assessment of the evidence on both the risks and benefits either for or against making the determination.*

#### 10.8

*The licensing authority may not impose any conditions unless its discretion has been exercised following receipt of relevant representations and it is satisfied as a result of a hearing (unless all parties agree a hearing is not necessary) that it is appropriate to impose conditions to promote one or more of the four licensing objectives. In order to promote the crime prevention licensing objective conditions may be included that are aimed at preventing illegal working in licensed premises. This provision also applies to minor variations.*

#### 10.9

*It is possible that in some cases no additional conditions will be appropriate to promote the licensing objectives.*

#### 10.10

*The 2003 Act requires that licensing conditions should be tailored to the size, type, location and characteristics and activities taking place at the premises concerned. Conditions should be determined on a case-by-case basis and standardised conditions which ignore these individual aspects should be avoided. For example, conditions should not be used to implement a general policy in a given area such as the use of CCTV, polycarbonate drinking vessels or identity scanners where they would not be appropriate to the specific premises. Licensing authorities and other responsible authorities should be alive to the indirect costs that can arise because of conditions. These could be a deterrent to holding events that are valuable to the community or for the funding of good and important causes. Licensing authorities should therefore ensure that any conditions they impose are only those which are appropriate for the promotion of the licensing objectives.*

## 8. LICENSING OFFICER COMMENTS

- 8.1 The comments within this section of the report are provided by the licensing officer to assist the sub-committee with the interpretation of the Act, the Guidance and existing case law. It is for the sub-committee to determine what weight they attach to this advice.

### Definition of 'appropriate'

- 8.2 When determining applications, licensing authorities must ensure that their decision is based on what is 'appropriate' for the promotion of the licensing objectives.

8.3 The Guidance explains 'appropriate' as:

9.43

*The authority's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve.*

9.44

*Determination of whether an action or step is appropriate for the promotion of the licensing objectives requires an assessment of what action or step would be suitable to achieve that end. While this does not therefore require a licensing authority to decide that no lesser step will achieve the aim, the authority should aim to consider the potential burden that the condition would impose on the premises licence holder (such as the financial burden due to restrictions on licensable activities) as well as the potential benefit in terms of the promotion of the licensing objectives. However, it is imperative that the authority ensures that the factors which form the basis of its determination are limited to consideration of the promotion of the objectives and nothing outside those parameters. As with the consideration of licence variations, the licensing authority should consider wider issues such as other conditions already in place to mitigate potential negative impact on the promotion of the licensing objectives and the track record of the business. Further advice on determining what is appropriate when imposing conditions on a licence or certificate is provided in Chapter 10. The licensing authority is expected to come to its determination based on an assessment of the evidence on both the risks and benefits either for or against making the determination.*

8.4 It is anticipated that, in due course, case law will provide clarity on the meaning of 'appropriate' as referred to in paragraphs 9.43 and 9.44 of the Guidance. The sub-committee is therefore advised to give 'appropriate' its ordinary meaning, as expanded upon by paragraph 9.43 of the Guidance, subject to the over-riding requirement on all local authority decisions of reasonableness.

8.5 This approach, of allowing the courts to provide clarity, is reflected in the following paragraphs of the Guidance:

1.9

*Section 4 of the 2003 Act provides that, in carrying out its functions, a licensing authority must 'have regard to' guidance issued by the Secretary of State under section 182. This Guidance is therefore binding on all licensing authorities to that extent. However, this Guidance cannot anticipate every possible scenario or set of circumstances that may arise and, as long as licensing authorities have properly understood this Guidance, they may depart from it if they have good reason to do so and can provide full reasons. Departure from this Guidance could give rise to an appeal or judicial review, and the reasons given will then be a key consideration for the courts when considering the lawfulness and merits of any decision taken.*

1.10

*Nothing in this Guidance should be taken as indicating that any requirement of licensing law or any other law may be overridden (including the obligations placed on any public authorities under human rights legislation). This Guidance does not in any way replace the statutory provisions of the 2003 Act or add to its scope and licensing authorities should note that interpretation of the 2003 Act is a matter for the courts. Licensing authorities and others using this Guidance must take their own professional and legal advice about its implementation.*

8.6 The sub-Committee should also be aware that their decision must be proportionate to the evidence received in respect of the application and representation. Proportionality is a key factor in assisting with the definition of 'appropriate'.

## **Case law**

- 8.7 As the Guidance confirms, public nuisance under the Licensing Act 2003 has a wide interpretation and it is for the Sub-Committee to determine, based on the evidence, whether they consider these issues to be a public nuisance.
- 8.8 The Guidance states at paragraph 2.20 that conditions relating to public nuisance beyond the vicinity of the premises are not appropriate and the Council's Statement of Licensing Policy supports that view. Conditions that it would be either impracticable or impossible for the licence holder to control would clearly be inappropriate.
- 8.9 That said, if behaviour beyond the premises can be clearly linked to a premises and it is causing a public nuisance, it is wrong to say that the Licensing Act 2003 cannot address this. Whilst conditions may well be inappropriate, if the evidence deems it necessary, times and/or activities under the licence could be restricted or, indeed, the application could be refused, suspended or revoked.
- 8.10 The magistrates court case of *Kouttis v London Borough of Enfield*, 9th September 2011 considered this issue.
- 8.11 In a summary of the case provided by the Institute of Licensing it is reported that District Judge Daber considered an appeal against a decision of the local authority to restrict the hours of musical entertainment of a public house to mitigate the noise from patrons as they left the premises in response to representations from local residents. The appellant relied on the sections of the Guidance that state that "beyond the vicinity of the premises, these are matters for personal responsibility of individuals under the law. An individual who engages in anti-social behaviour is accountable in their own right" (para 2.24). It was also suggested that, given that certain residents were not disturbed, this did not amount to public nuisance within the meaning of para 2.19 of the Guidance as approved by Burton J in the *Hope and Glory* case.
- 8.12 The District Judge held that there was ample evidence of public nuisance relating to the specific premises, and that section 4 of the Act gave the licensing authority a positive duty to deal with it proportionately. In this case, no less interventionist way of dealing with the nuisance had been suggested. He held that not only was the authority not wrong, but that it was in fact right to reduce the hours as it had. The appeal was therefore dismissed.

## **Evidence not to consider**

- 8.13 A number of points made in the representations have been deemed not relevant by the licensing officer. The points have been redacted and cannot be seen. The following paragraphs 8.14 to 8.30 are a summary of the redacted points which, for clarity, should not be discussed during the hearing.
- 8.14 There are comments made regarding the local church door being left open and fears are raised that individuals who are under the influence of alcohol on leaving the premises will seek to cause damage to the church. This has been deemed not relevant to this application, as once an individual has gone beyond the control of the licence holder that individual is responsible for their own actions.

- 8.15 There are numerous comments made in representations under the public safety objective relating to the increase in traffic that may be caused and that the safety of walkers, cyclists, horse riders and pedestrians will be compromised. These comments have been regarded as not relevant as the public safety objective is to provide safety measures for persons within the venue and immediately outside, within the licence holders control. Additional issues relating to traffic are dealt with under highway legislation and have been addressed in the planning decision.
- 8.16 There are comments made in some representations in reference to the use of land and that the farm will no longer be viable. Use of land is the responsibility of the land owner and is not a relevant consideration under the licensing Act.
- 8.17 Representations have made reference to the impact that the event would have on animals and local wildlife. The licensing objectives prescribed by the Act do not include impact on the welfare of animals; this is a matter which is considered separately under the Animal Welfare Act 2006 and the Wildlife and Countryside Act 1981. The Act does not seek to reproduce control measures available under other legislation. If a licence was granted, the licence holder would have a duty under the Animal Welfare Act 2006 and the Wildlife and Countryside Act 1981 to consider what impact any event would have on animals and wildlife in the area.
- 8.18 Comments made relating to the increase risk of individuals drink driving as a result of being at the venue and due to the lack of public transport in the village, the assumption being that an individual would drink drive. It is a criminal offence to drive with an alcohol level in excess of prescribed limits and all drivers have a personal responsibility for their actions in that regard. For this reason these comments have been deemed not relevant.
- 8.19 Objections have been made by residents referencing emergency vehicle access being limited due to the single track roads and the proximity of local police stations being a considerable distance to the village should an emergency situation occur or the police are required to attend. No responsible authority has raised an objection to this therefore it should be assumed that they have no concern in relation to this matter.
- 8.20 A number of comments requesting that conditions are applied to the licence to mirror the planning conditions have been removed. The planning decision and the conditions applied to it are enforceable under alternative planning legislation; the Act does not seek to replicate conditions where provisions are already in place. Planning conditions will only feature on a licence should there be a specific link to the licensing objectives.
- 8.21 Reference to the Sandon Fields music event that occurred in the village in 2018 & 2019 have been deemed not relevant as each application is determined in its own merits and is not influenced by other premises within the locality.
- 8.22 Residents have suggested that there are more appropriate sites for this venue to be held away from the village of Sandon. An application can be made for any site which will be assessed on its own merits with regard to the licensing objectives.
- 8.23 Representations concerning plans submitted with the application being misleading have been deemed not relevant. The plans submitted comply with the prescribed requirements of the Act

- 8.24 Representations have made reference to the fact that Sandon is a conservation area. This is not a relevant consideration under the Act as conservation is a matter for the planning authority.
- 8.25 References have been made to the EU Habitats Directive however this is not a matter for the licensing authority. Compliance with the Directive is a matter for the premises occupier and/or owner which is not circumvented by the granting of a premises licence.
- 8.26 Accusations were made in a representation that the landowner had closed off bridleways and footpaths. This is not a matter for the licensing authority as it is covered by separate legislation; in any case there was no evidence to prove it was carried out without consent.
- 8.27 Several references have been made to loss of local amenity or similar wording. The planning process assesses the impact on the local amenity; the licensing process focuses solely on the four licensing objectives.
- 8.28 Comments made under the heading of, protection of children from harm when the child is not with the premises area have been deemed not relevant. The licensing objective to protect children from harm is for children who are within the licensed premises; children who are attending the local school or making use of the village play area are not within the control of the licence holder.
- 8.29 Reference was made to the incident log being made available to persons other than the responsible authorities. This has been deemed not relevant as the incident log may contain personal data or other information that is not appropriate to be made public.
- 8.30 Many references have been made to suggest that patrons of the venue will become drunk whilst on the premises. It is an offence under the Act to serve person that are believed to be drunk or to allow disorderly conduct on a licensed premises. The licence holder will have a duty under the Act, were a premises licence to be granted, to ensure that patrons behave in a lawful manner.

## **Planning**

- 8.31 The sub-committee are reminded that the planning hearing and planning decision is an entirely separate consideration to the licensing process. This is made clear by Council Policy which states:

### *F5.1*

*Planning and licensing are two entirely separate processes and neither authority is bound by a decision of the other. Planning is predominately a decision about what the premises can be used for in relation to local amenity, whilst licensing is predominately a decision about what activities can be provided and how that premises is managed.*

### *F5.2*

*The Council must ensure that any licensing decision is restricted to addressing the four licensing objectives and is not simply a re-run of the planning process.*

- 8.32 A number of the redacted issues have already been considered during the planning process and should not be re-assessed as part of the licensing process. Put more simply

than F5.1 and F5.2 above, **planning determines what a venue can be used for whilst licensing determines how it is operated.**

For example, the Highways Authority had already confirmed during the planning process that they do not consider the impact of the development on the roads to be significant. Planning could have been refused on highways grounds *“if there would be an unacceptable impact on highway safety”* however planning was granted.

## **9. APPENDICES**

- 9.1 Appendix A Application (Inc. plan, operating schedule and accompanying documents)
- 9.2 Appendix B Hertfordshire Constabulary
- 9.3 Appendix C Representations from other persons.

## **10. CONTACT OFFICER**

Molly Shiells  
Licensing Officer  
[molly.shiells@north-herts.gov.uk](mailto:molly.shiells@north-herts.gov.uk)

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

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

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

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

I/We Sandon Bury Farm Limited c/o Rural Solutions

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

**Part 1 – Premises details**

Postal address of premises or, if none, ordnance survey map reference or description Sandon Bury Sandon Buntingford Hertfordshire SG9 0QY			
<b>Post town</b>	Sandon	<b>Postcode</b>	SG9 0QY

<b>Telephone number at premises (if any)</b>	
<b>Non-domestic rateable value of premises</b>	£ Premises under construction

**Part 2 – Applicant details**

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

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

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

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

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

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

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over		<input type="checkbox"/>	Please tick yes
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

**SECOND INDIVIDUAL APPLICANT (if applicable)**

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
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Surname		First names	
Date of birth		I am 18 years old or over <input type="checkbox"/> Please tick yes	
Nationality			
Current postal address if different from premises address			
Post town		Postcode	
Daytime contact telephone number			
E-mail address (optional)			

### (B) OTHER APPLICANTS

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

Name Sandon Bury Farm Limited c/o Rural Solutions
Address Rural Solutions – Miss Laura Precious Canalside House Brewery Lane Skipton BD23 1DR
Registered number (where applicable) 00811252
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited company
Telephone number (if any) [REDACTED]
E-mail address (optional) [REDACTED]

### Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
01	01	2020

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

DD	MM	YYYY
-	-	-

Please give a general description of the premises (please read guidance note 1)

Events venue with guest accommodation to be constructed under planning permission  
references 18/00584/FP & 18/00585/LBC.

If 5,000 or more people are expected to attend the premises at any  
one time, please state the number expected to attend.

n/a

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

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

Provision of regulated entertainment (please read guidance note 2)

Please tick all that  
apply

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

☒

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

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

☒

In all cases complete boxes K, L and M

**A**

<b>Plays</b> Standard days and timings (please read guidance note 7)			<b>Will the performance of a play take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input checked="" type="checkbox"/>
Mon			<b>Please give further details here</b> (please read guidance note 4)		
Tue					
Wed			<b>State any seasonal variations for performing plays</b> (please read guidance note 5)		
Thur					
Fri			<b>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</b> (please read guidance note 6)		
Sat					
Sun					

# B

<b>Films</b> Standard days and timings (please read guidance note 7)			<b>Will the exhibition of films take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 4)		
Mon					
Tue					
Wed			<b>State any seasonal variations for the exhibition of films</b> (please read guidance note 5)		
Thur					
Fri			<b>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</b> (please read guidance note 6)		
Sat					
Sun					

C

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

# D

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

E

<b>Live music</b> Standard days and timings (please read guidance note 7)			<b>Will the performance of live music take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors <input type="checkbox"/>
Day	Start	Finish		Outdoors <input type="checkbox"/>
				Both <input checked="" type="checkbox"/>
Mon	08:00 <sup>INDOORS</sup> 23:00 10:00 20:00	<b>Please give further details here</b> (please read guidance note 4)  See Condition 10 of planning permission 18/00584/FP:  Hours of use restricted to between 08:00hrs and 23:00hrs Sunday to Thursday (license not therefore required Sunday to Thursday).  Hours of use restricted to between 08:00hrs to 00:00hrs Friday, Saturday and any day preceding bank holiday (license therefore required for <u>indoor</u> music between the hours of 23:00 and 00:00).  Condition 12 further restricts live <u>outdoors</u> music to the hours of 10:00hrs and 20:00 hrs (license not therefore required for any outdoor music but hours included for completeness).		
Tue	08:00 <sup>INDOORS</sup> 23:00 10:00 <sup>OUTDOORS</sup> 20:00			
Wed	08:00 <sup>INDOORS</sup> 23:00 10:00 <sup>OUTDOORS</sup> 20:00	<b>State any seasonal variations for the performance of live music</b> (please read guidance note 5)  Number of events limited to 75 event days per calendar with no more than 3 event days per calendar week (see condition 11 of planning permission 18/00584/FP).		
Thur	08:00 <sup>INDOORS</sup> 23:00 10:00 <sup>OUTDOORS</sup> 20:00			
Fri	08:00 <sup>INDOORS</sup> 00:00 10:00 <sup>OUTDOORS</sup> 20:00	<b>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</b> (please read guidance note 6)		
Sat	08:00 <sup>INDOORS</sup> 00:00 10:00 <sup>OUTDOORS</sup> 20:00	Outdoor music not permitted to last for longer than 1 hour (applicable throughout the year) (see condition 12 of planning permission 18/00584/FP). Outdoor music also only permitted in association with music accompanying a ceremony (see condition 12).		
Sun	08:00 <sup>INDOORS</sup> 23:00 10:00 <sup>OUTDOORS</sup> 20:00	<b>DAYS PRECEDING BANK HOLIDAY TO BE SAME HOURS AS FRIDAY / SATURDAY HOURS</b> (see condition 10).		

**F**

Recorded music Standard days and timings (please read guidance note 7)			<b>Will the playing of recorded music take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish			
Mon	INDOORS 08:00	23:00	<b>Please give further details here</b> (please read guidance note 4)  See Condition 10 of planning permission 18/00584/FP:  Hours of use restricted to between 08:00hrs and 23:00hrs Sunday to Thursday (license not therefore required Sunday to Thursday).  Hours of use restricted to between 08:00hrs to 00:00hrs Friday, Saturday and any day preceding bank holiday (license therefore required for indoor music between the hours of 23:00 and 00:00).  Condition 12 further restricts recorded outdoors music to the hours of 10:00hrs and 20:00 hrs (license not therefore required for any outdoor music but hours included for completeness).		
	OUTDOORS 10:00	20:00			
Tue	INDOORS 08:00	23:00			
	OUTDOORS 10:00	20:00			
Wed	INDOORS 08:00	23:00	<b>State any seasonal variations for the playing of recorded music</b> (please read guidance note 5)		
	OUTDOORS 10:00	20:00			
Thur	INDOORS 08:00	23:00	Number of events limited to 75 event days per calendar with no more than 3 event days per calendar week (see condition 11 of planning permission 18/00584/FP).		
	OUTDOORS 10:00	20:00			
Fri	INDOORS 08:00	00:00	<b>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</b> (please read guidance note 6)		
	OUTDOORS 10:00	20:00			
Sat	INDOORS 08:00	00:00	Outdoor music not permitted to last for longer than 1 hour (applicable throughout the year) (see condition 12 of planning permission 18/00584/FP). Outdoor music also only permitted in association with music accompanying a ceremony (see condition 12).		
	OUTDOORS 10:00	20:00			
Sun	INDOORS 08:00	23:00	<b>THE DAY PRECEDING A BANK HOLIDAY TO BE SAME HOURS AS FRIDAY / SATURDAY HOURS</b> (see condition 10).		
	OUTDOORS 10:00	20:00			

# G

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

# H

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

# I

<b>Late night refreshment</b> Standard days and timings (please read guidance note 7)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)</b>	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish			
Mon	08:00	23:00	<b><u>Please give further details here</u></b> (please read guidance note 4)  Food and drink to be provided to event guests on event days only.		
Tue	08:00	23:00			
Wed	08:00	23:00	<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 5)  Number of events limited to 75 event days per calendar with no more than 3 event days per calendar week (see condition 11 of planning permission 18/00584/FP).		
Thur	08:00	23:00			
Fri	08:00	00:00	<b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 6)  <b>THE DAY PRECEDING A BANK HOLIDAY TO BE SAME HOURS AS FRIDAY / SATURDAY HOURS</b> (see condition 10).		
Sat	08:00	00:00			
Sun	08:00	23:00			

**J**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b>Will the supply of alcohol be for consumption -- please tick</b> (please read guidance note 8)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 5)  Number of events limited to 75 event days per calendar with no more than 3 event days per calendar week (see condition 11 of planning permission 18/00584/FP).		
Mon	08:00	23:00			
Tue	08:00	23:00			
Wed	08:00	23:00			
Thur	08:00	23:00	<b>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 6)  <b>THE DAY PRECEDING A BANK HOLIDAY TO BE SAME HOURS AS FRIDAY / SATURDAY HOURS</b> (see condition 10).		
Fri	08:00	00:00			
Sat	08:00	00:00			
Sun	08:00	23:00			

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

<b>Name</b> Katherine Sophie Redfern
<b>Date of birth</b> [REDACTED]
<b>Address</b> [REDACTED]
<b>Postcode</b> [REDACTED]
<b>Personal licence number (if known)</b> NHPER/9404
<b>Issuing licensing authority (if known)</b> North Hertfordshire District Council

☐ ☐ ☐ ☐

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).

n/a

L

<b>Hours premises are open to the public</b> <b>Standard days and timings (please read guidance note 7)</b>			<b><u>State any seasonal variations (please read guidance note 5)</u></b>  Number of events limited to 75 event days per calendar with no more than 3 event days per calendar week (see condition 11 of planning permission 18/00584/FP).
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b><u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)</u></b>  <b>THE DAY PRECEDING A BANK HOLIDAY TO BE SAME HOURS AS FRIDAY / SATURDAY HOURS (see condition 10).</b>
Mon	08:00	23:00	
Tue	08:00	23:00	
Wed	08:00	23:00	
Thur	08:00	23:00	
Fri	08:00	00:00	
Sat	08:00	00:00	
Sun	08:00	23:00	

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

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

Please see attached supporting statement.

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

Please see attached supporting statement.

**c) Public safety**

Please see attached supporting statement.

**d) The prevention of public nuisance**

Please see attached supporting statement.

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

Please see attached supporting statement.

**Checklist:**

Please tick to indicate agreement

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

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

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

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

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

<b>Declaration</b>	<ul style="list-style-type: none"><li>• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).</li><li>• The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing</li></ul>
--------------------	--

	work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)	
Signature	Miss Laura Precious	[REDACTED]
Date	27/08/2019	
Capacity	Agent (Rural Solutions) on behalf of Applicant (Sandon Bury Farm Limited)	

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

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)	
Miss Laura Precious [REDACTED]	
Post town	[REDACTED]
Postcode	[REDACTED]
Telephone number (if any)	[REDACTED]
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)	
[REDACTED]	

#### Notes for Guidance

- 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.
- In terms of specific regulated entertainments please note that:
  - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
  - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
  - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.

- **Boxing or Wrestling Entertainment:** no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- **Live music:** no licence permission is required for:
  - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
  - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
  - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
  - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
  - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- **Recorded Music:** no licence permission is required for:
  - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
  - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
  - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
- **Dance:** no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- **Cross activity exemptions:** no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
  - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
  - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
  - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and

- o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
- 3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
- 4. For example the 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 agent must sign the application form.
- 14. This is the address which we shall use to correspond with you about this application.

**15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:**

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this by providing with this application copies or scanned copies of the following documents (which do not need to be certified).

**Documents which demonstrate entitlement to work in the UK**

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].

- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A current Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A current passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A current Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A full birth or adoption certificate issued in the UK which includes the name(s) of at least one of the holder's parents or adoptive parents, when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A current passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A current Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A current Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.

- A current Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, less than 6 months old, issued by the Home Office under regulation 17(3) or 18A (2) of the Immigration (European Economic Area) Regulations 2006, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
  - evidence of the applicant's own identity – such as a passport,
  - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
  - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
    - (i) working e.g. employment contract, wage slips, letter from the employer,
    - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
    - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
    - (iv) self-sufficient e.g. bank statements.

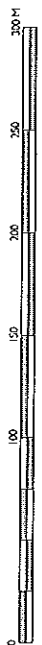
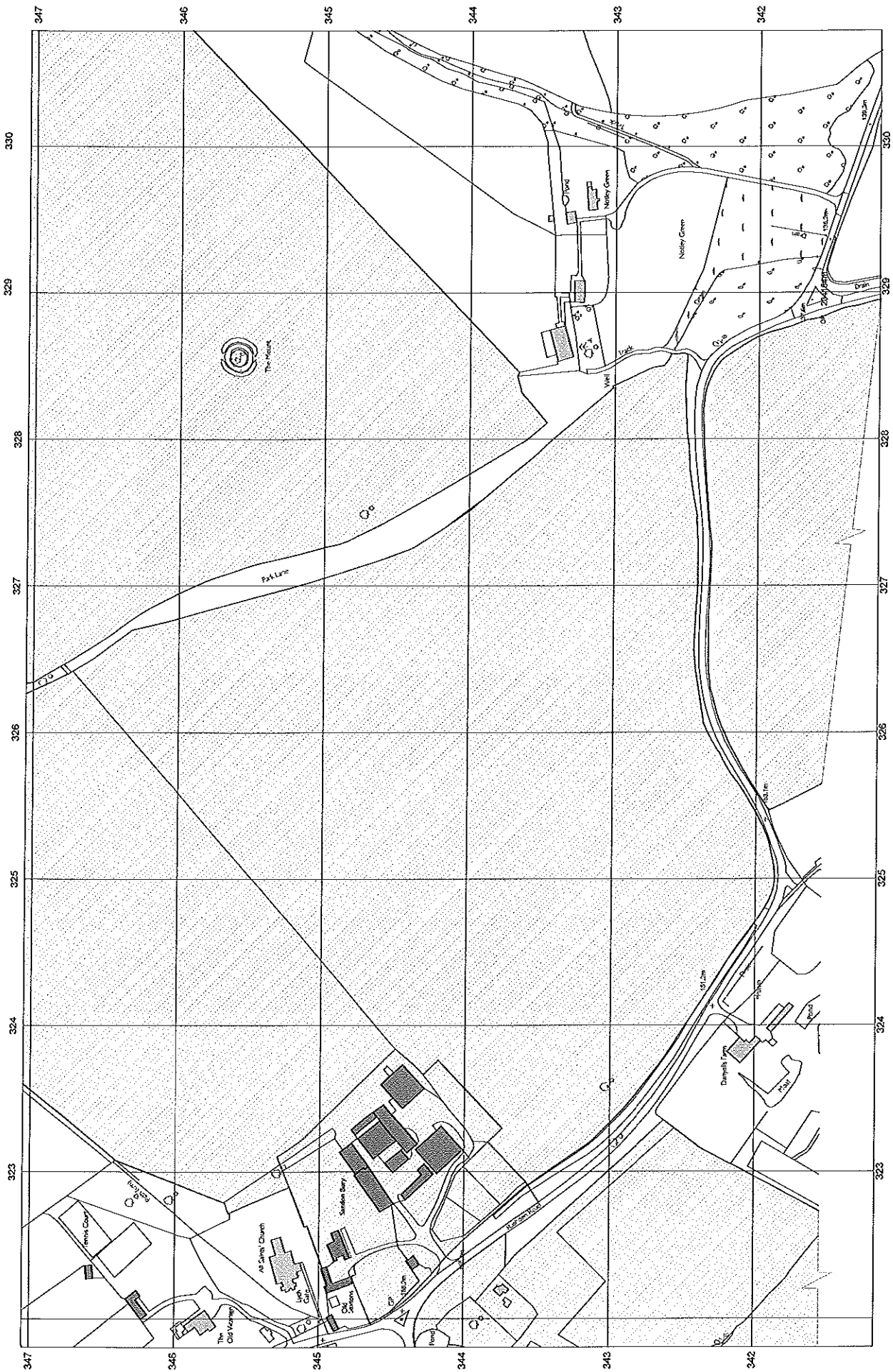
Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

**Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-**

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.



<b>HaysonWardMiller Architects</b>		<b>Site Location Plan 2</b>	
Project: Sandon Bury		Job no: 15.565	
For: Mark Faine-Walker & Kate Radford		Drawing no: PD1	
Scale: 1:1250		Sheet Size: A1	Revision no: F
T: 01223 378545 F: 01223 331913			
Email: info@haysonwardmiller.co.uk			

**NOTES**

1. This drawing must not be issued without any of the following:
2. The drawing must be issued with any of the following:
3. The drawing must be issued with any of the following:
4. The drawing must be issued with any of the following:

OF Licence No: 0113287



## STATEMENT IN SUPPORT OF PREMISES LICENCE APPLICATION - SANDON BURY FARM, SANDON AUGUST 2019

### INTRODUCTION

The following statement accompanies a premises licence application (under the Licensing Act 2003) linked to the future operation of the events venue and guest accommodation at Sandon Bury Farm ('the Farm') in the village of Sandon, North Hertfordshire.

The application is made to North Hertfordshire District Council ('the Council') in its role as licensing authority.

This statement responds specifically to Section M of the premises licence application form, and describes the steps our client intends to take in order to promote the four licensing objectives:

1. The prevention of crime and disorder;
2. Public safety;
3. The prevention of public nuisance; and
4. The protection of children from harm.

Planning permission was granted for the diversification of the Farm to provide an events venue and guest accommodation (including listed building consent and demolition) in November 2018 (reference 18/00584/FP). The Council, in their role as Local Planning Authority ('LPA') placed a number of conditions (e.g. operating hours) on the consent which are of relevance to the premises licence application; these conditions are detailed below as and where relevant to the above objectives.

The measures set out within this statement have had full regard to the above objectives; statutory guidelines set out in the Licensing Act 2003; the guidelines set out in the Council's Statement of Licensing Policy (2016 – 2021); and the restrictive conditions attached to the planning consent.

In summary, the measures proposed within this statement and within the premises licence application will successfully control the operations of the business and preserve the residential amenity of neighbouring occupiers.

### GENERAL STATEMENT

In order to collectively promote all four licensing objectives the Farm management team will implement strong management controls and effective training to all staff to ensure that all members of the team are fully aware of the premises licence and the

requirements to meet the four licensing objectives at all times. Particular attention will be paid to:

- Effective management of event guests to ensure guests respect the needs of nearby residents and leave the premises and area quietly;
- No drunk and disorderly behaviour within the premises or any external areas;
- No selling of alcohol to underage persons and no harm to any children; and
- No violent and anti-social behaviour within the premises or external areas.

The application form provides a detailed operating schedule for the venue that provides the hours of operation and licensable activities during those hours. Details of the Designated Premises Supervisor ('DPS') are also provided; the DPS is obligated to be in day-to-day control of the premises and provide training for staff on the Licensing Act.

It will be the responsibility of the DPS and management team to ensure that the terms of the premises licence are clear to everyone and spell out in clear terms what is required of staff. All management and staff activity both during and outside of events will be carried out with a purpose of promoting the 4no. licensing objectives.

The following sections of this statement detail the measures by which each of the four individual objectives will be promoted. All of the licensing objectives are of equal importance and the management team will ensure they are supported, as a collective, by on-site policies, staff training and qualifications and other measures including abidance by the operating schedule.

#### LICENSING OBJECTIVE 1 – THE PREVENTION OF CRIME AND DISORDER

In order to address the prevention of crime and disorder objective, a number of measures will be implemented. These include:

**Notices:** The display of clear and legible notices outside of the venue indicating the normal hours under the terms of the premises licence within which licensable activities are permitted (i.e. the Operating Schedule). These hours will accord with Condition 10 of the planning consent:

- 08:00 – 23:00 Sunday to Thursday; and
- 08:00 – 00:00 Friday, Saturday and any day preceding a bank holiday.

**Staff Training:** All staff will be well trained in ensuring that guests behave appropriately. Staff will be required to ask guests to use and leave the premises in an orderly and respectful manner; consumption of alcohol off the premises will not be allowed and staff will prevent guests from doing so.

**CCTV:** A CCTV system will be installed to monitor entrances, exits and other parts of the premises (e.g. till areas). The system will be to a standard capable of facial recognition and will be accompanied by appropriate warning signage (in the form of A4 sized notices in public areas and at entrances). The system will be installed and operated in accordance with industry standards and maintained in working order.

**Alcohol Sales:** Staff will be well trained in recognising inappropriate behaviour and alcohol will not be sold to drunk or intoxicated guests. Guests will not be permitted to take open containers of alcoholic or soft drinks from the premises and alcohol consumption will be restricted to within the premises only. Drinking vessels will be made of toughened glass, plastic or other materials to ensure that no sharp edges occur when broken. Where glass bottles are used, they will be retained and disposed of on the premises.

**Incident Recording:** An incident book will be maintained by the management staff which details all occurrences of disorder including details of refused alcohol sales. The incident book will be kept on the premises at all times and will be available for inspection by the Council should this be required.

**Lighting:** The external areas of the venue will be provided with additional security lighting, in accordance with condition 13 of the planning consent. Lighting will be provided to pedestrian walkways and parking areas to an appropriate level to reduce the risk of crime and theft.

## LICENSING OBJECTIVE 2 – PUBLIC SAFETY

The public safety objective is concerned with the physical safety of the people using the venue and not with public health, which is dealt within in other legislation; suitable separate risk assessments will be undertaken by the premises (e.g. in relation to fire safety regulations). In order to promote the public safety objective, the following measures will be implemented:

**Access:** The entrance to the events venue will be strictly controlled by staff at all times during an event. In relation to each event taking place, the number of guests will be required to be confirmed from the client in advance of the function taking place. This will allow the number of people at the venue to be controlled and managed in accordance with fire evacuation procedures.

**Capacity:** Whilst there is no capacity limit written in to the planning permission, the venue has provisions for up to 150 event guests. As above, the number of guests will be confirmed by the client in advance of the function taking place and a record of the number of guests on site will be kept at all times, including details of any disabled people to ensure that adequate arrangements can be made to enable their safe evacuation in the event of an emergency.

**Emergency Procedure:** All staff will receive appropriate training about emergency and general safety precautions and procedures. All escape routes and exits will be kept clear and unobstructed at all times. Internal gangways within the seated area of the venue will be kept similarly unobstructed. All exit doors will be easily openable and will be regularly checked. All fire doors will be maintained and details of safety checks kept in a log-book. In the event of the outbreak of fire or water loss, the fire brigade/fire control centre will be contacted at once. Access for emergency vehicles will be kept clear and free from obstruction. The venue's emergency procedure will be set out in a public safety risk assessment in accordance with the Council's Statement of Licensing Policy.

**Decorations:** All decorations will be arranged so as to ensure no obstructions to exits, fire safety signs or fire-fighting equipment.

**First Aid:** An adequate and appropriate supply of first aid equipment and materials will be available on the premises at all times and checked regularly to ensure that packs are full and undamaged in any way. Staff will be safety trained and at least one trained first aider will be on duty when the public are present. If more than one first-aider is present, the management team will make sure their respective duties are clearly defined.

**Lighting:** In addition to external security lighting (see Licensing Objective 1) emergency lighting will be provided within the venue, including fire safety signs. Lighting will not be altered or modified without prior notification to the licensing authority. Lighting will be regularly checked and maintained.

**Appliances:** All electrical appliances will be suitably checked annually by a competent professional and satisfactory safety reports obtained. Any gas systems will also be inspected annually and tested by a Gas Safe Registered engineer, with satisfactory certificates obtained. All safety certificates and inspection reports will be kept on site and readily available for inspection by officers of relevant statutory bodies.

**Special Effects:** Appropriate risk assessments will be undertaken if any special effect equipment is proposed to be used during an event. The use of any such equipment will be arranged and stored so as to minimise any risk to the safety of the audience, performers and staff.

**Other:** Free drinking water will be made available at all times. The telephone number of a local reputable taxi operator will also be provided to the benefit of guests. Public liability insurance will be in force and a copy of this will be displayed on the premises.

### LICENSING OBJECTIVE 3 – THE PREVENTION OF PUBLIC NUISANCE

The Farm are keen to preserve the residential amenity of neighbouring occupiers and, through the planning application process, have worked closely with the Council and residents to devise management measures that would successfully control the operations of the business in a way which minimises public nuisance. To this end, a number of controls are present in the form of conditions on the planning consent; these controls are considered appropriate by the LPA in controlling the public nuisance effects of the scheme, however, the measures outlined below provide further detail as to how this licensing objective will be addressed. These measures include:

**Noise:** No live or recorded music will take place in outside areas except for music accompanying outdoor ceremonies. In this instance, ceremony music will be limited to a maximum of 1 hour and only permitted between the hours of 10:00 and 20:00 on an event day (in accordance with condition 12 of the consent). A noise limiter will be installed within the acoustic enclosure (within the Black Barn) and will be calibrated and set to the satisfaction of the LPA and in the presence of an LPA Officer. The Limiter will not be removed, adjusted or replaced without consultation with the LPA in accordance with condition 27 of the consent. Doors and windows will also be kept closed (during an event within the events space) to reduce noise nuisance. The use of the venue will cease in accordance with the operating schedule (23:00 Sunday –

Thursday and 00:00 on weekends and days preceding bank holidays). Alcohol will not be consumed off the premises and use of the outdoor areas will be strictly controlled by staff at all times. After 6pm, guests will only be allowed to congregate outside in the fully enclosed courtyard and the management and staff will strictly enforce against congregations of guests in any other area. Late night access to Sandon Bury House and the Gardens will be limited to residents only.

**Notices:** Clear and legible notices will be displayed at all exits requesting patrons to respect the needs of local residents and to leave the premises and area quietly. Staff will also be trained in asking guests to be respectful and leave the premises quietly.

**Lighting:** The level of lighting from the venue will be controlled and limited in accordance with condition 14 of the planning consent.

**Deliveries:** Deliveries will be restricted to the hours of 08:00 – 20:00 Monday to Friday and 08:00 – 18:00 on Saturdays. No deliveries or collections will take place on Sundays and bank holidays in order to minimise disruption to local residents and accord with condition 9 of the planning consent.

**Litter:** Bins will be provided both inside and directly outside the premises. Regular litter checks will also be undertaken by staff; guests will not be allowed to take alcohol off the premises. The recycling of bottles into receptacles outside the premises will also take place at times that will minimise noise disturbance.

#### LICENSING OBJECTIVE 4 – THE PROTECTION OF CHILDREN FROM HARM

**Proof of Age:** A 'Challenge 25' policy will be in place with relevant signs displayed in bar areas. Acceptable ID (a card bearing the PASS hologram, a photographic driving licence or a passport) will be required from anyone who is over 18 but looks under 25. Staff will be well-trained about the requirement for persons' identification, age establishment etc.

**Age Restrictions:** The events taking place at the venue will concentrate on family celebrations with a wide age range of guests. Children under the age of 12 will be required to be accompanied by a responsible adult at all times.

**Emergency Procedure:** A record of all children on site at any one time will be kept at all times to ensure that all children are accounted for in case of an evacuation or emergency.

**Safeguarding:** Suitable management controls will be in place to safeguard children guests against the risk of Child Sexual Exploitation (CSE) including awareness training for staff, regular patrols of the premises by staff to identify risks and any vulnerable children, close monitoring of guests as they leave the premises and the recording and reporting of concerns to the police.

## SUMMARY

The measures proposed within this statement seek to address all 4no. licensing objectives in a collective and comprehensive manner. The measures will collectively, as part of the premises licence, successfully control the operations of the business, preventing crime and disturbance, ensuring public safety, preventing public nuisance and protecting children from harm.

The venue is already controlled by a number of restrictive planning conditions imposed by the LPA and the applicant is not wishing to alter and/or vary any of these restrictive controls as part of this premises licence application. The applicant, Sandon Bury Farm Ltd, is fully prepared to work with the Council as licensing authority should they have any queries or comments on any of the licensing objective measures set out in this statement.



**NORTH HERTFORDSHIRE DISTRICT COUNCIL**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure) Order  
2015

**DECISION NOTICE**

**Correspondence Address:**

Mr D Hartley  
Canalside House  
Brewery Lane  
Skipton  
BD23 1DR

**Applicant:**

Sandon Bury Farm Ltd

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**PARTICULARS OF DEVELOPMENT**

**Application:** 18/00584/FP

**Proposal:** Diversification of Sandon Bury Farm to provide an events venue and guest accommodation, comprising demolition of existing modern buildings within the Sandon Bury Farm complex, change of use of existing buildings from agricultural uses to an events venue, guest accommodation and alterations to listed and non-listed buildings (Black Barn, grain store and hay barn).

**Location:** Sandon Bury Farm, Sandon, Hertfordshire, SG9 0QY

**Plan Nos:** P01F EX01A EX02B EX03 EX04 EX05A EX06 Coach House Elevation Location Plan Coach House elevation 1 Coach House elevation 2 Coach House elevation 3 Coach House elevation 4 Coach House floor plans Coach House/Dovecote section location Coach House/Dovecote sections Hay Barn section location Hay Barn section A Hay Barn section B Hay Barn NE elevation Hay Barn NW elevation Hay Barn SW elevation Hay Barn floor Centre Barn section location Centre Barn section A Centre Barn section B Centre Barn NE elevation Centre Barn NW elevation Centre Barn SE elevation Centre Barn SW elevation Centre Barn floor Topographical Survey - Sheet 1 Topographical Survey - Sheet 2 Topographical Survey - Sheet 3 Topographical Survey - Sheet 4 Topographical Survey - Sheet 5 Topographical Survey - Sheet 6 P03E P10G P11A P13C P14E P15D P16A P30C P31B P40A P41A P50A

**PARTICULARS OF DECISION**

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 27 February 2018, subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The development hereby permitted is limited to uses falling within use class D2 of the Town & Country Use Class Order (1987 as amended) unless approved in writing by the Local Planning Authority

Reason: To prevent deemed change of uses that may have different environmental impacts.

4. **HIGHWAYS**

Prior to occupation of the new proposal the highway works involving the resurfacing of the existing access shall be complete for the first 12 metres from the edge of the carriageway of Rushden Road, to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction. These works shall be secured and undertaken as part of the s278 works.

Reason: In the interests of highway and pedestrian safety.

5. No development shall commence until the details of siting, type and design of plugs, the energy sources and the strategy/management plan of supplying and maintaining the electric charging points to be provided in accordance with the minimum 10% of spaces to be provided with electric charging points shall be provided to the Local Planning Authority and Hertfordshire County Council for approval in writing. All electric charging points shall be installed in accordance with the approved details prior to occupation of any of the units and permanently maintained and retained.

Reason: To ensure that the development complies with the sustainable development policy requirements.

6. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include details of:

- a. Construction vehicle numbers, type, routing;
- b. Traffic management requirements;
- c. Construction and storage compounds (including areas designated for car parking);
- d. Siting and details of wheel washing facilities;
- e. Cleaning of site entrances, site tracks and the adjacent public highway;
- f. Timing of construction activities to avoid school pick up/drop off times;
- g. Provision of sufficient on-site parking prior to commencement of construction activities;
- h. Post construction restoration/reinstatement of the working areas and temporary access to the public highway.

Reason: In order to protect highway safety and the amenity of other users of the public highway.

## 7. ENVIRONMENTAL HEALTH

Prior to the first use of the events venue, the noise mitigation measures detailed in the SLR report reference 418.07763.00001.002 version 5 dated February 2018 (Sandon Bury Farm Noise Assessment), including a purpose built acoustic enclosure, shall be fully implemented. Once implemented, the scheme of measures shall be maintained in accordance with the details in perpetuity.

Reason: to protect the amenities of existing residents.

8. Prior to the installation of any fixed plant, a noise survey following the guidelines set out by BS4142:2014 shall be undertaken. This survey shall take into account all proposed fixed plant as part of the development and shall include noise control measures which should be submitted for written approval by the Local Planning Authority (LPA). No fixed plant shall be installed and operated at the site until the noise survey has been approved by the LPA. Noise mitigation measures shall be such as to achieve 5dB below existing background noise levels. The fixed plant as approved shall thereafter be maintained in accordance with the approved noise control measures."

Reason: to protect the amenities of existing residents.

9. Goods vehicle deliveries and refuse vehicles shall only be permitted between 08.00hrs and 20.00hrs Monday to Friday, 08.00hrs and 18.00hrs Saturdays and no deliveries or collections shall take place at all on Sundays and Bank Holidays.

Reason: to protect the amenities of existing residents.

10. Hours of use of the events venue shall only be permitted between 08.00hrs and 23.00hrs Sunday to Thursday and 08.00hrs to 00.00hrs Friday, Saturday and any day preceding a Bank Holiday.

Reason: to protect the amenities of existing residents.

11. A maximum of seventy-five (75) event days shall take place per calendar year with no more than three (3) event days taking place per calendar week.

Reason: to protect the amenities of existing residents.

12. Live and recorded music shall not be permitted to take place in the outside areas of the venue at any time except for music accompanying a ceremony and shall last for no longer than one (1) hour between 10.00hrs and 20.00hrs on any event day.

Reason: to protect the amenities of existing residents.

13. A detailed lighting scheme shall be undertaken and submitted to the Local Planning Authority for approval with details of all external lighting, including lighting required for the pedestrian walkways, parking areas and security lighting and there shall be no external illumination erected, installed or operated on any part of the site other than in accordance with these approved details.

Reason: to protect the amenities of existing residents and the character of the rural area.

14. The following limits shall not be exceeded by the exterior light installations:

Sky Glow ULR (Max%) 2.5

Max light into windows Ev (lux)

07.00- 23.00hrs 5

23.00- 07.00hrs 1

Source Intensity I (kcd)

07.00- 23.00hrs 7.5

23.00- 07.00hs 0.5

Building Luminance 07.00- 23.00hrs

Average, L (cd/m<sup>2</sup>) 10

Reason: to protect the amenities of existing residents.

15. ENVIRONMENTAL HEALTH (contamination/air quality)

Prior to the commencement of the permitted activity the venue shall incorporate Electric Vehicle (EV) ready charging points sufficient to serve:

- o one staff car parking bay within the courtyard

- o and
- o two car parking bays for guests, within the guest parking area

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

16. Prior to the commencement of development, full details of the on-site storage facilities for commercial waste, including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins, or any other means of storage will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point and, the arrangements for the disposal of waste shall be provided and shall include provision for a minimum of 50% recycling/organic capacity. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason - To protect the amenities of nearby residents/occupiers and in the interests of visual amenity, source segregation of waste in accordance with pre-treatment regulations.

17. LLFA

The development permitted by this planning permission shall be carried out in accordance with the approved FRA carried out by Flood Risk Assessment and Preliminary Drainage Strategy carried out by CTC Infrastructure reference 2017-C-252 dated April 2017, submitted and the following mitigation measures detailed within the FRA:

1. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.
2. Limiting the surface water run-off generated by the 1 in 100 year + climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

18. No development shall take place until the final design of the drainage scheme is completed and sent to the LPA for approval. The scheme shall also include;
  1. Detailed engineered drawings of the proposed SuDS features including their, location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance climate change event.
  2. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

19. LANDSCAPE

The landscape details to be submitted and approved in writing prior to commencement and shall include the following:

- a) which, if any, of the existing vegetation is to be removed
- b) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting
- c) the location and type of any required acoustic fences or other means of enclosure and any hardscaping proposed

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.

20. The approved details of landscaping shall be carried out before the end of the first planting season following the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

21. The landscaping scheme approved in accordance with condition 20 will be carried out and completed in full prior to the first occupation and use of the site for an event.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

22. No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme and methodology of site investigation and recording as suggested by the evaluation
3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

Reason: to provide properly for the likely archaeological implications of this development proposal.

23. The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (22)

Reason: to provide properly for the likely archaeological implications of this development proposal.

24. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (22) and the provision made for analysis and publication where appropriate.

Reason: to provide properly for the likely archaeological implications of this development proposal.

25. No development shall take place until details of fire hydrants or other measures to protect the development from fire have been submitted to and approved in writing by the Local Planning Authority. Such details shall include provision of the mains water services for the development whether by means of existing water services, new mains or extension to or diversion of existing services where the provision of fire hydrants is considered necessary. The proposed development shall not be occupied until such measures have been implemented in accordance with the approved details.

Reason: To ensure that the necessary infrastructure for the development is in place and to meet the requirements of the fire authority.

26. No development shall commence until the local planning authority has been provided with a copy of the licence issued by [the relevant licensing body] pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead. All mitigation and compensation measures will be fully installed prior to occupation and retained as such thereafter.

Reason: To ensure compliance with the Conservation of Habitats and Species Regulations 2017 and to ensure biodiversity is conserved and enhanced in accordance with NPPF.

27. (a) A suitable environmental noise control device of the 'cut-off limiter' type shall be installed in the Black Barn, calibrated and set to the satisfaction of the Local Planning Authority (LPA). The device must be set at an appropriate time in the presence of an officer of the LPA. No amplified live or recorded music shall take place in the Black Barn until this device has been installed and set in accordance with this condition.

(b) Once the environmental noise control device has been installed, calibrated and set to the satisfaction of the LPA it must not be removed, adjusted or replaced:

(i) without twenty-eight (28) days prior notification to the LPA and;

(ii) without the written consent that the removal, adjustment or replacement of the device is permitted and that documentation stating this is received from the LPA.

(c) Following receipt of the documentation stated in (b)(ii), all the requirements of the LPA must be carried out. Use of all noise equipment for amplified live or recorded music taking place in the Black Barn is not permitted until such a time that confirmation from the LPA that it is permitted has been received.

(d) In the event of a malfunction of the environmental noise control device, the LPA shall be notified within two (2) working days of the problem and the remedial action proposed. No amplified live or recorded music shall take place in the Black Barn until the environmental noise control device is properly functioning and, if appropriate, has been reset, calibrated and set to the satisfaction of the LPA and/or the LPA has received and approved the necessary documentation confirming this.

(e) The environmental noise control device shall be secured in a manner approved by the LPA so as to prevent unauthorised access to and tampering with the controls.

(f) All noise equipment used for amplified live and recorded music in the Black Barn must be routed through the environmental noise control device and this device must be operational during such activities.

(g) If requested by the LPA, the environmental noise control device shall be recalibrated and reset to their satisfaction and in the presence of an officer of the LPA.

Reason: to protect the amenities of existing residents.

#### **Proactive Statement:**

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

#### **Informative/s:**

##### **1. HIGHWAY INFORMATIVES**

Hertfordshire County Council (HCC) recommends inclusion of the following highway informative to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:

Works to be undertaken on the adjoining highway shall be constructed to the satisfaction of the Highway Authority and in accordance with Hertfordshire County Council publication Roads in Hertfordshire Highway Design Guide. Before proceeding with the proposed development, the applicant shall use the HCC website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development> or call on 0300 1234 047 to obtain the requirements for an appropriate highway agreement for the associated access works as part of the development. This should be carried out prior to any development work is carried out. Reason: To ensure that work undertaken on the highway is constructed to the current Highway Authority's specification, to an appropriate standard and by a contractor who is authorised to work in the Public Highway. 2. Prior to commencement of the development the applicant is advised to contact the North Herts Highways Network Team [NM.North@hertfordshire.gov.uk] to arrange a site visit to agree a condition survey

of the approach of the highway leading to construction access likely to be used for delivery vehicles to the development. Under the provisions of Section 59 of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of traffic associated with the development considering the structural stability of the carriageway. The County Council may require an Officer presence during movements of larger loads, or videoing of the movements may be considered.

## 2. LLFA INFORMATIVES

For further information relating to ordinary watercourse consents, please visit our Ordinary Watercourse Webpage on the link below; [www.hertfordshire.gov.uk](http://www.hertfordshire.gov.uk)

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/water/flooding-in-hertfordshire/managing-the-threat-and-impact-of-floods/ordinary-watercourses/ordinary-watercourses.aspx>

## 3. ENVIRONMENTAL HEALTH INFORMATIVES

During the demolition and change of use phases the guidance in BS5228-1:2009 (Code of Practice for noise Control on construction and open sites) should be adhered to.

During the demolition and change of use phases no activities should take place outside the following hours: Monday to Friday 08:00-18:00hrs; Saturdays 08:00-13:00hrs and Sundays and Bank Holidays: no work at any time.

Prior to the commencement of demolition of the existing buildings, a survey should be undertaken in order to identify the presence of asbestos containing materials. Any asbestos containing materials should be handled and disposed of appropriately. Where necessary this should include the use of licensed contractors and waste disposal sites licensed to receive asbestos.

### EV Charging Point Specification:

Each charging point shall be installed by an appropriately certified electrician/electrical contractor in accordance with the following specification. The necessary certification of electrical installation should be submitted as evidence of appropriate installation to meet the requirements of Part P of the most current Building Regulations.

Cable and circuitry ratings should be of adequate size to ensure a minimum continuous current demand for the vehicle of 16A and a maximum demand of 32A (which is recommended for Eco developments)

- o A separate dedicated circuit protected by an RBCO should be provided from the main distribution board, to a suitably enclosed termination point within a garage or an accessible enclosed termination point for future connection to an external charge point.

- o The electrical circuit shall comply with the Electrical requirements of BS7671: 2008 as well as conform to the IET code of practice on Electric Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7 (PDF).

- o If installed in a garage all conductive surfaces should be protected by supplementary protective equipotential bonding. For vehicle connecting points installed such that the vehicle can only be charged within the building, e.g. in a

garage with a (non-extended) tethered lead, the PME earth may be used. For external installations the risk assessment outlined in the IET code of practice must be adopted, and may require additional earth stake or mat for the EV charging circuit. This should be installed as part of the EV ready installation to avoid significant on cost later.

The above condition is considered relevant and reasonable for the following reasons:

- o Paragraph 120 of the NPPF which refers to the effects (including cumulative effects) of pollution on health, the natural environment or general amenity.
- o The aim of Section 4 'promoting sustainable development' of the NPPF, which includes in paragraph 35 'developments should be designed where practical to incorporate facilities for charging plug-in and other ultra low emission vehicles'.
- o HCC Local Transport Plan (LTP3) 2011-2031 which includes an aim 'to reduce transport's own contribution to greenhouse gas emissions and improve its resilience'.
- o It is consistent with the approach specified in the NHDC Air Quality Planning Guidance Document, which is referenced within the current consultation version of the Local Plan.
- o Reflects the limited options available for travel to the site by foot, cycle and public transport, by providing a more sustainable means of traveling to the site by private car.

#### 4. ECOLOGY INFORMATIVE

The demolition or renovation of buildings, and the removal or severe pruning of trees should be avoided during the bird breeding season (March to August inclusive [Natural England]) to protect breeding birds, their nests, eggs and young. If this is not practicable, a search of the area should be made no more than 3 days in advance of works by a competent Ecologist and if active nests are found, the location should be cordoned off (minimum 4m buffer) until the end of the nesting season or until the birds have left the nest.

Any existing trees (including the roots and overhanging branches) that are remaining on or adjacent to the site should be protected from damage. Protection barriers and/or a no-dig policy may be required.

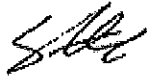
Any external lighting scheme should be designed to minimise light spill, in particular directing light away from the boundary vegetation to ensure dark corridors remain for use by wildlife as well as directing lighting away from potential roost / nesting sites.

New trees and shrubs should be predominantly native species, particularly those that bear blossom, fruit (berries) and nectar to support local wildlife; and night flowering plants to attract insects and increase foraging opportunities for bats. Where non-native species are used they should be beneficial to biodiversity, providing a food source or habitat for wildlife.

5. Applicants attention is drawn to the Management Plan submitted as part of the planning application. The scheme shall be operated in accordance with the

Management Plan. Any failure to operate accordingly may lead to enforcement action by the Local Planning Authority.

Signed:



Development Management  
North Hertfordshire District Council  
Council Offices  
Gernon Road  
Letchworth  
Herts  
SG6 3JF

Development & Conservation Manager

Date: 16 November 2018

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

#### NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.
- 3 The fee is £116 per request or £34 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse. No fee is required for applications resulting from a condition removing "permitted development rights".  
  
The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website:  
[www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application](http://www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application)
- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email [SNN@north-herts.gov.uk](mailto:SNN@north-herts.gov.uk) who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.

- 5 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

## 6 Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 7 The District Council and County Highway Authority wish to ensure that, in the

implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

**THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.**



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Police

## Molly Shiells

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**From:** MULLAN, Simon 2881 [REDACTED]  
**Sent:** 13 September 2019 11:56  
**To:** Licensing  
**Cc:** [REDACTED]  
**Subject:** FW: licence application [OFFICIAL]

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Orange Category, Caroline

Hello Licensing,

Please can you see below an extra condition agreed with Police for the Sandon Bury Farm licence. Police are in agreement with the rest of the licence.

Kind regards  
Simon

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**From:** Laura Precious [REDACTED]  
**Sent:** 13 September 2019 11:23  
**To:** MULLAN, Simon 2881  
**Subject:** RE: licence application [OFFICIAL]

Hi Simon

Many thanks for your email, and for the reminder (as I hadn't heard back from my client on the acceptability of the condition)!

I have discussed with my client again this morning and can confirm that we would be happy to agree to the condition restricting the use of the venue to private functions only.

Kindest regards

Laura

Laura Precious  
Senior Planner



t: [REDACTED]  
Canalside House, Brewery Lane, Skipton, North Yorkshire, BD23 1DR

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**From:** MULLAN, Simon 2881 [REDACTED]  
**Sent:** 13 September 2019 06:47  
**To:** Laura Precious [REDACTED]  
**Subject:** licence application [OFFICIAL]

Hello Laura,

Please could I ask if you have had time to consider my email, which was to include the condition that:  
*Use of regulated entertainment, late night refreshment and sale and supply of alcohol will be for events which are for private functions only.*

I have until 24<sup>th</sup> September to mutually agree conditions

Many thanks,

**Sgt 2881 Simon Mullan**  
Community Safety Unit  
Hitchin Police Station  
Local Policing Command  
Hertfordshire Constabulary

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This e-mail is subject to our Legal Notice which you can view here  
[Hertfordshire Constabulary's Legal Notice](#)

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This e-mail is subject to our Legal Notice which you can view here  
[Hertfordshire Constabulary's Legal Notice](#)

THE OLD VICARAGE  
SANDON  
HERTS  
SG9 0QX

24 September 2019

LETTER OF OBJECTION

N.H.D.C.

26 SEP 2019

Also by email: [licensing@north-herts.gov.uk](mailto:licensing@north-herts.gov.uk)

Dear Sirs

Premises licence application Sandon Bury Farm, Sandon – ref 9891

I am writing to lodge my objection to the above licence application.

My wife and I have lived in Sandon since 1994. Our house is located just the other side of the church from Sandon Bury and is one of the closest of all the houses in the village to the proposed venue site. The house can be seen at the top left-hand corner of the plan submitted with the application. From our house you can see some of the Bury's garden, including part of the area that it now appears will be used for outside entertaining (in conjunction with the main part of the event venue).

This letter addresses each of the four criteria by which I understand all premises licence applications are to be assessed.

1. The Prevention of Crime and Disorder.

In my view there is a substantial risk that the venue will in any event greatly increase the chances of crime and disorder breaking out in the village, but particularly if a licence was to be granted on the terms proposed.

The application seeks a licence to serve alcohol from 8am, the same time as the use of the venue commences. No justification for such an early start time is given and it is inappropriate and unnecessary. If the venue is allowed at all I suggest a more suitable start time for serving alcohol would be 11am. Similarly, as the use of the venue is only permitted until 23.00 on Sundays to Thursdays and 24.00 on Fridays and Saturdays the serving of alcohol ought to stop well before those times

Even these reduced periods would still permit many hours of drinking and the risk of drunkenness both within and around the venue must be significant. Even if staff are able to control behaviour within the venue – which is by no means straightforward or guaranteed – they are powerless to do so once guests have left and drunken guests waiting for taxis or coaches could be left to wander around the village late at night with no practical controls whatsoever. The burden of calling the police would then fall upon the neighbours, who should not be left with that responsibility. Given that the village is some way from the nearest police station any officers who are not required for other incidents will take some time to arrive.

A clash between church services and a drinks party in the Bury garden would be difficult to avoid, and could lead to heated exchanges or worse if people attending services took offence at the noise being made just the

other side of the wall separating the Bury garden from the churchyard. It is not hard imagining someone becoming very upset if attending a funeral or memorial service whilst at the same time, within very close proximity, there is party in full swing.

## 2. Public safety.

[REDACTED]

Similarly I do not understand how in practice a working farmyard can be made safe when the access and the parking area for the events venue are being shared. The access is via a narrow track and has no space for vehicles to pass. The summer months, when the farmyard is at its busiest, will also be the time when people will want to have weddings and other events. Large tractors with trailers loaded with grain, and lorries collecting the grain after storing and drying will be going into and coming out of the farmyard for long periods in the day, and often well into the evening. It is quite unclear to me how both farm workers and guests – including children – can be kept safe when entering and leaving the venue and when the car park is also being used by farm vehicles.

## 3. Prevention of Public Nuisance

This is an important issue. [REDACTED]

[REDACTED] system or it will be late at night when guests drive away or leave the venue to find their taxi or coach, which will be parked – possibly with engine running – in this part of the village. The headlights of all these vehicles will be similarly disturbing. The fumes from the waiting taxis and coaches will also be unpleasant and cause pollution.

For many years the annual village fete was held in the garden of the Bury and the noise from that – which only happened once a year and was not therefore a problem – could very clearly be heard from our garden and house. Fetes in country villages are not known for being rowdy, noisy affairs; parties with alcohol being served and live music are a different matter entirely. Although the playing of music outside the Black Barn is restricted to 8pm there can be no comparable sound monitoring, cut-off limiter system or other noise inhibiting measures to be put in place for music in the Bury garden. [REDACTED]

[REDACTED] Such noise could be very intrusive.

The noise from the venue itself could be a nuisance. Guests will not be easily confined to the courtyard and will inevitably spill out into the Bury garden or further afield making noise and continuing the party away from the central courtyard, perhaps in the car park area or outside the site altogether. Realistically none of the event staff will be able to prevent this.

## 4. The protection of children.

There are risks in this area too which have not been properly addressed in the application. [REDACTED]

[REDACTED] Similarly the risks associated with the crash or heavy farm machinery, trucks and the like with both adults and children in the farmyard/venue car park are very real in my view. There is nothing the event organisers can do to alleviate the former. [REDACTED]

[REDACTED] It is hard to see how they can address the latter risk without having to employ and train several more staff and maintain a full-time presence in the farmyard. No provision has been made for that.

For all of the above reasons I believe that this site is totally unsuitable for an event venue and ought not to be granted a premises licence. If despite my concerns the licencing authority is minded to grant a licence I respectfully suggest it does so subject to the most careful and thorough conditions that as far as possible mitigate these concerns and protect both the guests and the village. I have made some suggestions. Others will address different issues and make proposals and I would urge the authority to take these seriously to ensure that the disruption to the village of Sandon that this venue will inevitably cause is kept to a minimum.

Yours faithfully

[REDACTED]  
Peter Laskey

North Hertfordshire District Council  
Licensing Authority – Licensing and Enforcement  
P.O.Box 10613  
Nottingham  
NG6 6DW

- 2

N.H.D.C.  
26 SEP 2019

THE OLD VICARAGE  
SANDON  
HERTS  
SG9 0QX

21 September 2019

LETTER OF OBJECTION

Dear Sirs

Premises licence application Sandon Bury Farm, Sandon - ref 9891

I write formally to lodge my objection to the above licensing application.

I lived in Sandon from the age of six until moving to London when I was in my mid-twenties. I visit my parents who still live there regularly and am concerned that the quiet, peaceful village I know and they treasure will be ruined by the event venue if it is allowed to go ahead. It should not be granted a licence in my view.

I understand there are four criteria by which any such application is to be assessed.

1. Crime and disorder.

There is a real risk that crime and disorder will be caused if the venue is allowed to open, or on the terms proposed.

The application asks that the venue be allowed to serve alcohol from 8 in the morning. That is inappropriate and unnecessary. If the venue is allowed at all I suggest an 11am start would be more suitable and create a little less of a risk. As far as closing time is concerned last orders should be an hour before the venue closes to clear the site of all guests.

Guests who have drunk too much will leave the event site and will not be controlled while waiting for their taxi or coach, or worse still get into their cars and attempt to drive home. They could be noisy at best and could cause serious disturbance and damage if not properly policed. I have no confidence in the staff at the venue taking responsibility for doing this late at night once the guests are off or leaving the site, and it would take some time for the police to come to the village (assuming any were available).

2. Public Safety.

This could be compromised if the venue is allowed and there are no controls that the event organisers can impose in order to mitigate that.



Similarly I do not understand how in practice a working farmyard can be made safe when the access and the parking area for the events venue are being shared. The access is via a narrow track and has no space for

2. vehicles to pass. The summer months, when the farmyard is at its busiest, will also be the time when people will want to have weddings and other events. It is quite unclear to me how both farm workers and guests – including children – can be kept safe when entering and leaving the venue and when in the car park that is shared space.

3. The prevention of public nuisance.

This is an important issue. [REDACTED]

[REDACTED] d. Much of it will be late at night when guests drive away or leave to find their taxi or coach. The headlights of all these vehicles will be similarly disturbing. The fumes from the waiting taxis and coaches will also be unpleasant and cause pollution.

The noise from the venue itself could be a nuisance. Guests will not be easily confined to the courtyard and will inevitably spill out into the Bury garden or further afield making noise and continuing the party away from the central courtyard or outside the site. Realistically none of the event staff will be able to prevent this. With the church as an immediate neighbour a clash with a church service could be difficult to avoid and potentially very upsetting for those involved.

4. The protection of children.

There are risks in this area too which have not been properly addressed in the application. I have already referred to [REDACTED] risks that will inevitably cause, and the risks associated with heavy farm machinery, trucks and the like with both adults and children in the farmyard/venue car park are very real in my view. There is nothing the event organisers can do [REDACTED] without having to employ and train several more staff.

For all of the above reasons I believe that this site is totally unsuitable for an event venue and ought not to be granted a premises licence. If despite my concerns the licencing authority is minded to grant a licence I respectfully suggest it does so subject to the most careful and thorough conditions that as far as possible mitigate these concerns and protect both the guests and the village.

Yours faithfully

[REDACTED]

Thomas Laskey

**Molly Shiells**

**From:** Mike Wicksteed [REDACTED]  
**Sent:** 24 September 2019 23:40  
**To:** Licensing  
**Subject:** PREMISES LICENCE APPLICATION - Sandon Bury Farm Ltd. reference 9891

For the attention of the North Herts Licensing Officer

Dear Sir or Madam,

**Ref. 9891**

As a resident of Sandon Village I am writing to object to the recent premises licence application by Sandon Bury Farm Ltd.

I wish to object on the following grounds:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance
4. The protection of children from harm

The basis of my concerns are as follows:

**CRIME & DISORDER**

1. The consumption of alcohol is a key element in most social gatherings and events such as weddings, the results of which are frequently reduced inhibition and more raucous behaviour that sadly frequently lead on to pranks and activities of an antisocial nature [REDACTED]
2. The licensing hours applied for seem excessively long and will exacerbate my concerns in 1 above.
3. Our village being remote, it will take the police and other emergency services a long time from receiving a request to attend an incident at either the venue or the adjacent areas.
4. [REDACTED]

**PUBLIC SAFETY**

1. [REDACTED]
2. The entrance to the venue applying for the license is a single gateway adjacent to a junction of three narrow roads where there is no provision for kerbside waiting of taxis, coaches, or cars or safe parking which will inevitably create additional hazards to all road users passing through the centre of the village.

**PUBLIC NUISANCE**

1. Sandon is a very quiet rural village where residents and visitors enjoy beautiful birdsong and the sounds of the countryside. The proposed live and recorded music license will inevitably result in a very intrusive nuisance to the nearby residents until late into the night, and the departing guests to any function when leaving always result in much laughter, shouting, and banging of vehicle doors, and the revving of engines,

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and the low frequency noise from playing popular modern music we know from other events is capable of reaching all areas within the parish.

2. [REDACTED]
3. Vehicle headlights from departing guests will inevitably continue into the early hours of the morning causing extensive light pollution to [REDACTED] local residents.

#### PROTECTION OF CHILDREN

1. Many of the events to be held are likely to be attended by families with young children, there is nothing to contain them within the proposed venue [REDACTED]

2. [REDACTED]

I trust that in considering the license application you will carefully consider all the above, and if a license is granted, stringent conditions will be attached to address them all.

Yours faithfully

MD Wicksteed  
Whitehall Farm  
Mill End  
Sandon  
Buntingford  
SG9 0RS

4

Molly Shiells

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From: Caroline <[REDACTED]>  
Sent: 24 September 2019 22:33  
To: Licensing  
Subject: Sandon Bury Farm ref:9891

Dear Sirs

I wish to register an objection to the Premises Licence application to operate the events venue which was granted last November.

The hours that have been requested are excessively long and are likely to cause major problems in a variety of ways, affecting the residents of the village.

Extra traffic leaving the venue late at night will cause noise [REDACTED]  
and with events starting early in the morning, [REDACTED]  
[REDACTED]

I feel the licensing hours should be significantly curtailed to minimise the negative impact on life for the many residents living at close quarters to the venue.

Yours sincerely  
Caroline Wickstead

Whitehall Farm  
MillEnd  
Sandon  
SG9 0RS

Sent from my iPhone

For all the above reasons I believe this venue is totally unsuitable and a licence should not be granted. Please address thoroughly the concerns of the villagers and especially the immediate neighbours.

Yours faithfully

Helen Laskey

### 3. PREVENTION OF PUBLIC NUISANCE

My concerns are:

Noise from extra traffic, particularly late at night and delivery vehicles during hours where there is often now silence here.

Noise from guests in the garden. Mark originally told me they'd keep the garden parties to the lower lawn because higher up the garden would be in line of sight from our house and the churchyard and therefore we would hear all the noise. On the recent plans there are doors in the barn higher up the garden side and we presume this will be a noisy point as people gather and possibly an outside party area.

I fear we will be disturbed very often in the future without some noise restrictions.

Noise from the disco/band in the barn and especially the low bass noise.

There is true silence here and "progress" forgets to protect silence. The clash of the garden parties and the churchyard is magnified by the Garden of Peace being close to the Bury wall and many people, including me, like to sit on the bench there to remember a great friend who we lost two years ago whose ashes are buried there. Potentially this development will impact all life around here.

We like to go to sleep at 10 pm as do many in the country. The noise of guests leaving, taxis and coaches queueing up, traffic going past plus the air pollution many vehicles bring, and the light pollution from headlights.

### 4. The PROTECTION OF CHILDREN

My concerns are:

The working farmyard car park as mentioned already. I cannot understand how this could be made safe for adults let alone children.

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**Molly Shiells**

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**From:** Laskey Home [REDACTED]  
**Sent:** 24 September 2019 19:13  
**To:** Licensing  
**Subject:** Premises Licence application Sandon Bury Farm, Sandon -ref 9891

Dear Sirs

I am writing to raise some objections to the above application.

My family and I have lived very close to the Bury for over 25 years and I have known the area well for my whole life. We live just the other side of the church from the Bury and we have sight lines straight into the part of the Bury Garden where they intend to have drinks before ceremonies.

#### 1. The PREVENTION of CRIME and DISORDER

We are particularly worried that the application is for a licence from 8 am to midnight Friday and Saturday and until 11 pm any other day. First of all, please restrict the time the licence ends so that the guests do actually leave by the closing time of the event. It must be unnecessary to have alcohol and music from 8 am? This will only encourage excessive drinking, about which we are very worried. Many drunk guests could end up wandering the village or [REDACTED] causing the residents to be very annoyed. It is only [REDACTED] before this [REDACTED] It would then be up to residents to call the police, who would take a good 20 minutes to come, even in an emergency.

#### 2. PUBLIC SAFETY

My concerns are:

[REDACTED]

The venue car park being in a working farmyard where large tractors, combine harvesters and grain lorries go in and out all year round but even more at harvest time which will be peak wedding season. How can this be safe for guests, especially children?

**From:** sam carlton [REDACTED]  
**Sent:** 24 September 2019 20:46  
**To:** Licensing  
**Subject:** Licence application for Sandon Bury Farm Ltd. ref: 9891

**RE: Licence application for Sandon Bury at the address Sandon Bury Farm, Sandon, Buntingford, SG9 0QY - Sandon Bury Farm Ltd. ref: 9891**

The request for the licence seems to be excessive for what it is required for. We have been led to believe that the venue would not be operating every day however the licence is for 7 days a week 8.00 till 23.00 (midnight on Friday and Saturday).

[REDACTED] b6 [REDACTED] b7C [REDACTED] b7D [REDACTED]

I would ask that the licence not be issued as the location is too close to many houses and [redacted] there will be a public view of the school. However

if you still decide to grant the licence I would kindly ask that seeing as the we have led to believe the intention is not to hold events every day of the year that a condition be added to the licence to restrict how many days they can hold events a week and to stop events on consecutive nights, i.e. no more than 2 events a week and not on consecutive days. Also that events and set up / knock up operations may not be held at times that would clash with the school holidays. Lastly that further restrictions are put on the live music, to put an official limit on the noise levels (including bass) measurable to the closest houses and also to end the music 1-2 hours before the end of the event to allow event goers to finish their drinks and leave in a staggered fashion.

Yours Sincerely

Sam and Alex Carlton  
1 Roe Green Cottages  
Roe Green, Sandon, SG9 0QE

7  
**Molly Shiells**

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**From:** Caroline [REDACTED]  
**Sent:** 24 September 2019 21:54  
**To:** Licensing  
**Cc:** Sandon Action Group  
**Subject:** Objection: Sandon Bury Farm Ltd. ref: 9891

Cock's Lodge

Sandon

Hertfordshire

SG9 0RF

Dear Sirs

Objection Sandon Bury Farm Ltd. ref 9891

I object to the Premises License for Sandon Bury Farm Ltd. ref: 9891 for the following reasons:

Prevention of Crime and Disorder: The extremely long licensing hours mean that there will sometimes be guests who get drunk and be evicted from the premises. If these guests cause trouble in the village and police have to be called it will take a very long time for them to arrive. [REDACTED]  
[REDACTED]

Public Safety: [REDACTED]  
[REDACTED]

Prevention of Public Nuisance: The low frequency noise from music that will be heard over a large area of the village will be an infuriating intrusion into people's lives.

Protection of Children from Harm: Child guests at the venue will be very interested to watch the movement of farm machinery on this working farm. These short people and also guests driving mobility scooters will be too low down for the drivers of the farm machines to see and so they are in great danger of being driven into.

Yours faithfully

Caroline Anthony

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## Molly Shiells

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**From:** Jono Ayton [REDACTED]  
**Sent:** 24 September 2019 21:27  
**To:** Licensing  
**Subject:** Fwd: Licensing Application 9891 - Sandon Bury Farm

I am writing to object to the Premises Licence Application submitted for Sandon Bury Farm.

The location of the premises is not suited to a commercial events venue.

The applicant claims that their proposed measures will "minimise public nuisance", which acknowledges that there will be public nuisance compared to the current situation where there is none. [REDACTED]  
[REDACTED]

The proposed operating hours of the venue is also inappropriate.

The alcohol licence is proposed from 08:00 to 23:00 or 00:00, which means alcohol is allowed on the premise more or less the whole day.

[REDACTED] events to end by 23:00 or 00:00, therefore in order to allow for an orderly departure of guests and staff by these times, including all traffic, the hours of operation for the licensable activities should cease at least 1 hour earlier. Start times for the service of alcohol and playing of music should also not be before noon, which would be the earliest time that a wedding would normally start. These times would fit in with the applicant's intention that this is a venue which will focus on family-oriented events and therefore should be perfectly acceptable.

Conditions need to be imposed to control the waiting/parking of taxis and coaches – there is no provision in the Rural Solutions statement for dealing with this. We anticipate that taxis and buses will congregate /idle on the village green right outside of the venue- causing public nuisance and air pollution.

There are many reasons why I believe his license should not be granted, [REDACTED]  
[REDACTED] I hope that this licence takes on board our deep concern for public disturbance caused by this venue.

Many thanks

Yours faithfully

Jonathan Ayton

The Six Bells

Sandon

Buntingford

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## Molly Shiells

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**From:** Nicholas Cottam [REDACTED]  
**Sent:** 23 September 2019 14:51  
**To:** Licensing  
**Subject:** Fw: Objection to Application no. 9891 Sandon Bury Farm Ltd

From: Mr N Cottam. Millsted Sandon Buntingford SG9 0RL

**OJection to: Premises Licence Application No. 9891 Sandon Bury Farm SG9 0QY**

I object to this application for the reasons set out under the headings shown below:-

### **Prevention of crime and disorder**

That a nearly 'all day' drinking licence at this events venue may give rise to potential disorders, as there is likely to be a lower level of proper control normally associated with permanent licensed premises.

Any disorders arising from this venue will be more difficult to control, as it is in a quiet village in a fairly remote rural area and any response by enforcement teams will be slow.

### **Public Safety**

[REDACTED]

### **Public Nuisance**

After people have been served alcohol in a party atmosphere for some time they tend to become unruly, and can behave in a noisy and an anti social way, which can be very aggravating to local residents if it becomes a regular occurrence.

What safeguards might be implemented to ensure that this type of activity can be controlled in this normally quiet rural area?



Virus-free. [www.avast.com](http://www.avast.com)

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## Molly Shiells

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**From:** Emily Bray [REDACTED]  
**Sent:** 24 September 2019 10:22  
**To:** Licensing  
**Subject:** FW: Sandon Bury Farm Licence Application ref 9891 - Objection

Dear Sir/Madam

I am writing in relation to the Sandon Bury Licence Application ref 9891 and would like to express my concerns.

- The location of the venue in the centre of the peaceful village is a long way from Police services which is not conducive to protecting its inhabitants from the potential **crime and disorder** which can prevail from excessively long drinking hours. An 11 pm weekday and midnight weekend licensing hours means that **drinking alcohol** will continue until the early hours of the morning leaving vulnerable families, the elderly and the working public from the large number of guests who will be potentially difficult to police by event staff.

[REDACTED]

- Sandon is a peaceful village – the inappropriate location of the venue on a hill in the centre of the village with late hour licencing means that music and party noise would travel and filter across the valley causing a public nuisance with a far reach **7 days a week**. The proposed sound proof room will not contain a strong base beat so the low frequency noise will be felt and heard throughout the village at all times of the day and night causing both a **nuisance** and potential **mental and physical health problems** to inhabitants of the village who would have to endure this on such a frequent, long and regular basis.

I am strongly objecting to the proposed license and I hope you will consider very seriously the impact such long licensing hours would have.

Kind regards

Emily Bray

Gannock Thatch, Gannock Green, Sandon, Herts SG9 0RH

Sent from [Mail](#) for Windows 10

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**Molly Shiells**

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**From:** Fiona Day [REDACTED]  
**Sent:** 24 September 2019 10:19  
**To:** Licensing  
**Subject:** Sandon Bury Farm Ltd letter of objection

**Sandon Bury Farm LTD.ref: 9891**

**Letter of objection**

Fiona Day

Tichney

Green End

Sandon

Buntingford

Herts

SG9 0RG

Main concerns:

PREVENTION OF CRIME AND DISORDER

PUBLIC SAFETY

PREVENTION OF PUBLIC NUISANCE

PROTECTION F CHILDREN FROM HARM

The location of the above venue is very unsuitable in many ways. [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

The location of the venue next to the church is very inappropriate and insensitive you could have grieving funeral guests next to loud partygoers.

I am also concerned about the very long licensing hours the events have to finish at 11pm during the week and midnight at weekends but the license proposes alcohol can be served until these times. Surely the alcohol should cease being served an hour prior to the end of the event in order for guests to finish their drinks. Drunken guests are not something the local villagers should have to deal with. Should the police, ambulance or fire brigade be required they will take time to arrive.

Sandon is a peaceful tranquil village, but with guests arriving and leaving late at night this will inevitably change. If we can hear the pleasant sound of the church bells ringing across the fields we will surely hear the music!!

**Molly Shiells**

**From:** Gay Ayton [REDACTED]  
**Sent:** 24 September 2019 11:05  
**To:** Licensing  
**Subject:** Sandon Bury Farm Ltd. ref: 9891 - Objection  
**Attachments:** IMG\_0781 Licence public notice.jpg

For the Attention of NHDC Licensing

I refer to the above application and write to register my strong objection to this proposal.

The location of the venue is inappropriate – indeed, the site plan accompanying the application is highly misleading as it purports to show surrounding fields – but these exist only on the eastern side. The site is actually in the village, which the applicants have been keen to disguise [REDACTED]. I would urge the licensing committee to visit Sandon [REDACTED] that the [REDACTED] is just yards from the village where people sit at road ends where [REDACTED] n. Close to surrounding houses whose residents will most certainly face public nuisance from late night traffic when there is currently virtually none – nuisance from partygoers and traffic noise and headlights in windows. [REDACTED] as for [REDACTED] the village is a small [REDACTED] off [REDACTED] the road [REDACTED] no [REDACTED] [REDACTED]

The proposed operating hours of the licensable activities – service of alcohol and playing of music – are also inappropriate. Any start times should be after midday and should cease by 22.00 latest on weekdays and Sundays (irrespective of whether it is followed by a bank holiday) and by 23.00 latest on Saturdays, [REDACTED] and, [REDACTED] Any condition should stipulate that all traffic – guest, staff and service – in and out of the site cease by the event end times. [REDACTED]

In order to protect the village residents, a 24 hour emergency telephone line should be available in the event of any disruption to the village, leading to dangers to public safety, public nuisance and crime & disorder. Relying on residents to call the police is not really a viable option.

The venue is also a working farm and the guest car park is in the main farm yard shared with large grain barns regularly accessed by big HGV lorries and large farm machinery. The applicants stress the need to diversify in order to keep the farm running, but the mix of farm vehicles and guests with children with no clear delineation or separation of the two activities is surely incompatible in terms of public safety and protection of children from harm. It is difficult to see what conditions can be imposed to deal with this.

Whilst attempts are being made to reduce music noise within the Black Barn with the construction of an acoustic sound box, there are no measures that can properly control the sound of partygoers in the outdoor spaces – walking around the gardens, between the car park and the venue, and spilling out on to the village green waiting for taxis and lifts. Taxis and coaches will wait on the green with their engines running adding to noise and pollution. This will create public nuisance for local residents and impact on public safety.

The venue is adjacent to the 14<sup>th</sup> century church which receives many visitors as well as those attending services and funerals – the planting of a hedge will do little to limit the noise guests will be making in the Bury gardens and using the entrance/exit to the Barn.

[REDACTED]

[REDACTED]

These are just some of the reasons – and there are many more – why a premises licence should not be granted.

Yours faithfully

Gay Ayton  
The Six Bells  
Sandon  
Buntingford  
SG9 0QX

Gay Ayton

[REDACTED]

13

**Molly Shiells**

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**From:** Alice Linard [REDACTED]  
**Sent:** 24 September 2019 11:43  
**To:** Licensing  
**Subject:** FW: SG9 0QY PREMISES LICENCE APPLICATION

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**From:** Alice Linard [REDACTED]  
**Date:** Monday, 23 September 2019 at 16:26  
**To:** <[licensing@north.herts.gov.uk](mailto:licensing@north.herts.gov.uk)>  
**Subject:** SG9 0QY PREMISES LICENCE APPLICATION

Dear Sirs,

LETTER OF OBJECTION

NR.

Regards

Alice Linard

## Molly Shiells

Simon Bray

Page 91

3) Public Nuisance - the impact of music from the venue in this incredibly tranquil location will be inevitable. The music should stop well before the events finish and I would also like to understand what residents should do to complain when the noise becomes a public nuisance? [REDACTED]

[REDACTED] - there is no question that noise will be a nuisance so it is imperative that there are clear channels of communication and escalation for villagers to ensure matters are dealt with. Who should we call?

I hope you will carefully consider my comments and I look forward to hearing from you on some of the questions and concerns I have raised. I urge you to either reject the licence in its current form or, at the very least, ensure that appropriate restrictions are included within it to satisfy yourselves that you are considering the safety and security of the villagers.

Kind regards

Simon

Simon Bray  
[REDACTED]

15

## Molly Shiells

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**From:** Liz Kahner [REDACTED]  
**Sent:** 24 September 2019 07:37  
**To:** Licensing  
**Cc:** [REDACTED]  
**Subject:** Sandon Bury Venue License

**Subject:** OBJECTION Sandon Bury Barns Ref 17/01315/1

Mill End Equestrian  
Mill End  
Sandon  
Sg9 ORN

Dear Sir,  
Please don't allow the farmer to build a venue like this in Sandon.

[REDACTED]

Thank you for your consideration.  
Yours sincerely  
Liz Kahner

**Molly Shiells**

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**From:** Lesley Searle <[REDACTED]>  
**Sent:** 24 September 2019 07:30  
**To:** Licensing  
**Subject:** Licensing Application 9891 - Sandon Bury Farm

I'd like to register an objection to this application on the following grounds:

**PUBLIC NUISANCE**

- The location of the venue in the centre of a quiet tranquil village is inappropriate and exacerbates the possibility of public nuisance.
- The playing of live and recorded music should also stop well before the event end time – and start later.
- Noise from guests leaving the venue by car, taxi and coach. [REDACTED]
- Noise from guests in the Bury Garden and the effect on the Church.
- Exclusion of guests from the Bury Garden after 6pm will rely on staff 'policing' and will be hard to enforce.

**PROTECTION OF CHILDREN FROM HARM**

- Incompatibility of children and a working farmyard

Best regards  
 Lesley Searle  
 Highland Barn  
 Sandon  
 Herts  
 SG9 0RH

East Barn  
Gannock Green  
Sandon  
Hertfordshire  
SG9 0RH

North Hertfordshire District Council  
Licencing Authority – Licensing and Enforcement  
PO Box 10813  
Nottingham  
NG6 6DW  
licensing@north-herts.gov.uk

23rd September 2019

**OBJECTION to Licence Application – Sandon Bury Farm Ltd. Ref 9891**

I am writing to register my **objection** to the licence application made for the premises of Sandon Bury Farm for the following reasons:

**Public Safety**

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

#### Public Nuisance and Prevention of Crime and Disorder

- Clearly the traffic implications outlined above will generate additional noise pollution and service vehicles with audible reverse warnings will exacerbate this.
- The intended use of the premises will inevitably generate significant noise from music associated with celebratory events and the gathering of large numbers of people.
- The intended use of the premises for an events venue means that noise generated will be late at night in an otherwise quiet village. In particular, disturbance from noise and lights of vehicles during night time will be generated.
- There is a potential for anti-social behaviour from visitors attending events that could have a direct impact on the village given the very central location of the premises in an otherwise quiet rural location.
- There is the potential for guests who have consumed too much alcohol upon leaving the venue – or on being removed from the venue – to undertake disorderly or criminal behaviour which cannot easily be addressed given the rural location and the time it would take for any police presence.

#### Summary

As an independent resident living very close by and on a primary access route I have the gravest concerns about the impact a licenced premises would have on the rural infrastructure and village amenity. The rural village centre location is an inappropriate for an events venue and would have multiple adverse impacts arising from the proposed development. Consequently, I **OBJECT** to this licence application on the grounds set out here and I trust you will give due consideration to these comments.

Yours sincerely,

Philip Smallwood

The Warren

Green End

Sandon

Buntingford

Herts

SG9 0RQ

23<sup>rd</sup> September 2019

Licensing Department

North Herts District Council

Gernon Road

Letchworth

Herts

Dear Sirs

**Sandon Bury Farm Ltd Application ref :9891**

I write with reference to the application for a licence for the venue at Sandon Bury Farm.. As I understand the application it is for a licence from 8am through to 11pm Sunday through to Thursday and up until midnight on Friday and Saturday.

The venue has not opened as yet and nobody can yet predict how things will go. As such it would seem sensible to have a license of limited duration so that how the venue will be run can be established.

I can see no justification in having a license from 8am. Who needs to be drinking then? Similarly, the closing times are the same as those in the granted planning permission. The serving of drinks must cease some time before the venue is due to close.

I understand you have a number of criteria against which you judge the suitability of the application

1. Prevention of Crime and Disorder

The venue is in the central of a country village and is remote in terms of local Police. Any call for Police is likely to result in some delay in attendance.

Clients who may have been drinking all day will not been confined to the site and the village does not want drunken clients wandering around the village late at night.

In addition, visitors to the venue who have driven to the site may well leave the venue on unfamiliar narrow roads late at night.



2. Public Safety

[REDACTED]

3. Prevention of Public Nuisance

The venue is on the edge of the centre of village and is unsuitable for a noisy and busy events venue. The playing of recorded and live music should stop before the event end time. Whilst there are measures in place to restrict the noise from the site, but these have yet to be shown to be effective. What has not been considered is the noise of people and vehicles preparing to depart. You should be able to imagine cheery goodnights at a high volume from semi inebriated guests, at a time when the local residents are trying to sleep.

There is also a risk that the venue and its clients will affect on the nearby church services.

4. Protection of children from harm.

[REDACTED]

The venue is situated on an active farm and there is a risk of children attending the venue clashing with the farm vehicles.

Based on the above I feel that the granting of the licence should be for restricted hours and on a trial basis.

Yours sincerely

P.A.Roberts

19

**Molly Shiells**

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**From:** keith chamberlain [REDACTED]  
**Sent:** 23 September 2019 21:01  
**To:** Licensing  
**Subject:** Sandonbury premises licence

Dear Sir/Madam,

Licensing Authority- Licensing and Enforcement. North Herts District Council.

Your Ref 9891

From: Keith Chamberlain 4 Dark Lane Sandon SG9 0QT.

I object to the granting of this licence as requested by the applicants.

Prevention of Public Nuisance:

The licensing hours requested are too long, In particular starting at 08:00 why do they need to encourage drinking at such an early hour?

There is no drinking up time, party goers will be ejected from the premises 'en mass'. [REDACTED]  
[REDACTED]ts. There will be disturbance from traffic noise.

The hours requested would mean people have the opportunity to drink all day. Drink causes people to be uninhibited, noisy and likely to cause a disturbance in an otherwise tranquil village setting.

The condition of excluding people from the Bury Garden after 18:00 will be almost impossible to enforce.

Protection of children from harm:

[REDACTED]  
[REDACTED]

[REDACTED] this is a rural location with a very low police presence.

Thank -you for your consideration.

Yours Sincerely

Keith Chamberlain

**Molly Shiells**

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**From:** Anne Cottam [REDACTED]  
**Sent:** 23 September 2019 19:42  
**To:** Licensing  
**Subject:** Objection to Premises Licence Application no: 9891

Objection to Premises Licence Application no: 9891 Sandon Bury Farm

I wish to object to the Licence Application as above for the following reasons:

### **PREVENTION OF CRIME AND DISORDER**

1. It is hard to see why the licence is applied for for 15 hours a day from Sunday to Thursday (8am - 11pm) and 16 hours on Fridays and Saturdays (8am - 12 midnight). Why from 8 am? I would prefer much shorter licensing hours.
2. Attendees would have to be warned also that no alcoholic drinks would be served from at least 1 hour before the finishing time of the event.
3. Villagers do not want people who have had too much to drink wandering off the site onto the attractive Village Green with pond. Several security guards would be needed to prevent this, and neighbours to the venue, if having to call the Police, would have a long wait until they came, Sandon being several miles from towns.

### **PUBLIC SAFETY**

### **PREVENTION OF PUBLIC NUISANCE**

1. As we discovered [REDACTED] sound can 'bounce' across country in unexpected ways, and the deep base sound from music could penetrate far across the village areas, which experts have emphasised is likely to be a nuisance to many.
2. Start and Stop music times should be strictly controlled and monitored, and stop well before the leaving time of the event.
3. Church - our church is only over a brick wall from the Bury garden - will the party-goers, or guests staying in the Bury, be quietened when, for instance, there is a funeral? Many visitors walking the Footpaths (which go right through the churchyard past the church door, with the Bury just over the wall a few yards away) write in its Visitors Book remarking on the quiet location of the C15 church.
4. Several "new" people have moved to Sandon from noisy urban places, delighted to find a quiet rural village to live in.


3. Unfortunately Sandon Bury is right on the edge of Church Green, signed "Village Centre", and the villagers, particularly those living on the edge of the roads, are the ones who will be inconvenienced, not the Bury owners, who live elsewhere.

4. **Traffic** -Instances of nuisances for villagers will be car, taxi and bus lights and noise at night after parties. During daytime there will be delivery vans and lorries to the venue, also rubbish lorries collecting bottles and waste.

We already have a morning and evening "rush hour" with commuter traffic driving right past the Bury entrance and the church, going to and from two other local farms with barns converted to business use.

#### **PROTECTION OF CHILDREN FROM HARM**

1. Young children and may well be guests at weddings and parties, so the proximity of the working farmyard is a potential danger, if they strayed away.



Mrs A.N.Cottam,  
Millsted, Green End, Sandon.

21

**Molly Shiells**

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**From:** [REDACTED]  
**Sent:** 24 September 2019 00:09  
**To:** Licensing  
**Subject:** Sandon Bury Farm Licence application, Objection.  
**Attachments:** RE: Sandon Fields 8th June

I wish to object to the licence application for Sandon Bury Farm.

[REDACTED]

The whole village will be subjected to antisocial noise late at night by vehicles accessing and leaving the venue. I would like to remind licensing that this is a quiet rural residential area

[REDACTED]

music/crowd noise will be a disturbance to the nearby residential properties.

The local church is adjacent to the venue and potentially will be subjected to antisocial noise during services (weddings, christenings & funerals)

[REDACTED]

Licensing times from 08:00-00:00 is rather excessive.

Yours sincerely John Williamson

Thatched Cottage

Roe Green

Sandon

Buntingford

Herts

SG9 0QG

22

THE OLD VICARAGE  
SANDON  
HERTS  
SG9 0QX

N.H.D.C.

26 SEP 2019

21 September 2019

LETTER OF OBJECTION

Dear Sirs

Premises licence application Sandon Bury Farm, Sandon - ref 9891

I write formally to lodge my objection to the above licensing application.

I lived in Sandon from the age of three until moving to London in my early twenties. I have worked at Sandon School and am very concerned that the quiet, peaceful village I know and my parents who still live there treasure will be ruined by the event venue if it is allowed to go ahead. It should not be granted a licence in my view.

I understand there are four criteria by which any such application is to be assessed.

1. Crime and disorder.

There is a real risk that crime and disorder will be caused if the venue is allowed to open, or on the terms proposed.

The application asks that the venue be allowed to serve alcohol from 8 in the morning. That is inappropriate and unnecessary. If the venue is allowed at all I suggest an 11am start would be more suitable and create a little less of a risk (although that still allows for many hours of drinking and is a recipe for drunkenness). As far as closing time is concerned last orders should be an hour before the venue closes so that the site can be cleared of all guests.

Guests who have drunk too much will leave the event site and will not be controlled while waiting for their taxi or coach, or worse still get into their cars and attempt to drive home. They could be noisy at best and could cause serious disturbance and damage if not properly policed. I have no confidence in the staff at the venue taking responsibility for doing this late at night once the guests are leaving or are off the site, and it would take some time for the police to come to the village (assuming any were available) if/when called by a neighbour.

2. Public Safety.

This could be compromised if the venue is allowed and there are no controls that the event organisers can impose in order to mitigate that.



Similarly I do not understand how in practice a working farmyard can be made safe when the access and the parking area for the events venue are being shared. The access is via a narrow track and has no space for

22. vehicles to pass. The summer months, when the farmyard is at its busiest, will also be the time when people will want to have weddings and other events. It is quite unclear to me how both farm workers and guests – including children – can be kept safe when entering and leaving the venue and when in the car park that is shared space.

### 3. The prevention of public nuisance.

This is an important issue. I have already referred to the increased risks to safety that the extra traffic will cause, and the noise will undoubtedly be intrusive for those who live close to the road. Much of it will be late at night when guests drive away or leave to find their taxi or coach. The headlights of all these vehicles will be similarly disturbing. The fumes from the waiting taxis and coaches will also be unpleasant and cause pollution.

The noise from the venue itself could be a nuisance. Guests will not be easily confined to the courtyard and will inevitably spill out into the Bury garden or further afield making noise and continuing the party away from the central courtyard or outside the site. Realistically none of the event staff will be able to prevent this. With the church as an immediate neighbour a clash with a church service could be difficult to avoid and potentially very upsetting for those involved.

### 4. The protection of children.

There are risks in this area too which have not been properly addressed in the application. [REDACTED] and the risks associated with heavy farm machinery, trucks and the like with both adults and children in the farmyard/venue car park are very real in my view. There is nothing the event organisers can do to alleviate the former while it is hard to see how they can address the latter without having to employ and train several more staff.

For all of the above reasons I believe that this site is totally unsuitable for an event venue and ought not to be granted a premises licence. If despite my concerns the licencing authority is minded to grant a licence I respectfully suggest it does so subject to the most careful and thorough conditions that as far as possible mitigate these concerns and protect both the guests and the village.

Yours faithfully

[REDACTED]  
Gareth Luskey

23

N.H.D.C.

26 SEP 2019

22 RUSHDEN ROAD  
SANDON  
HERTS  
SG9 0QR

18 September 2019

LETTER OF OBJECTION

Dear Sirs

Premises licence application Sandon Bury Farm, Sandon – ref 9891

I write formally to lodge my objection to the above licensing application.

I have lived in Sandon all my life. It is a very quiet, peaceful village and I am very worried that the proposed venue will ruin what has to date been an idyllic place to live. It should not be granted a licence in my view.

There is a real risk that crime and disorder will be caused if the venue is allowed to open. Guests who have drunk too much will leave the event site and will not be controlled while waiting for their taxi or coach, or worse still get into their cars and attempt to drive home. They could be noisy at best and could cause serious disturbance and damage if not properly policed. I have no confidence in the staff at the venue taking responsibility for doing this late at night once the guests are off or leaving the site, and it would take some time for the police to come to the village (assuming any were available).

I understand that the application asks that the venue be allowed to serve alcohol from 8am. That seems quite unnecessary to me. If the venue is allowed at all I suggest an 11am start would be more appropriate. As far as closing time is concerned last orders should be well before the event closes – it could easily take an hour to clear the venue of all guests so serving alcohol should stop an hour before.

Similarly I do not understand how in practice a working farmyard can be made safe when the access and the parking area for the events venue is being shared. The summer months, when the farmyard is at its busiest, will also be the time when people will want to have weddings and other events. It is quite unclear to me how both farm workers and guests – including children – can be kept safe in such a shared space.

The prevention of public nuisance is a major issue. ~~the noise will undoubtedly be intrusive for many of us who live close to the road. Much of it will be late at night when guests drive away or leave to find their taxi or coach. The headlights of all these vehicles passing our homes will be similarly disturbing. The fumes from the waiting taxis and coaches will also be unpleasant and cause pollution.~~

23.

The noise from the venue itself could be a nuisance. Guests will not be easily confined to the courtyard and will inevitably spill out into the Bury garden or further afield making noise and continuing the party outside the site. Realistically none of the event staff will be able to prevent this. A clash with church services could be very upsetting.

lastly, the protection of children cannot be assumed. I have already referred to the School drop off and the risks associated with heavy farm machinery, trucks and the like with both adults and children in the farmyard/venue car park are very real in my view.

For all of the above reasons I believe that this site is totally unsuitable for an event venue and ought not to be granted a premises licence. If despite my concerns the licencing authority is minded to grant a licence I respectfully suggest it does so subject to the most careful and thorough conditions that as far as possible mitigate these concerns and protect both the guests and the village.

Yours faithfully

  
Melvyn Hatchett

The Warren

Green End

Sandon

Buntingford

Herts

SG9 0RQ

23<sup>rd</sup> September 2019

Licensing Department  
North Herts District Council  
Gernon Road  
Letchworth  
Herts

Dear Sirs

**Sandon Bury Farm Ltd Application ref :9891**

I write with reference to the application for a licence for the venue at Sandon Bury Farm.. As I understand the application it is for a licence from 8am through to 11pm Sunday through to Thursday and up until midnight on Friday and Saturday.

The venue has not opened as yet and nobody can yet predict how things will go. As such it would seem sensible to have a license of limited duration so that how the venue will be run can be established.

I can see no justification in having a license from 8am. Who needs to be drinking then? Similarly, the closing times are the same as those in the granted planning permission. The serving of drinks must cease some time before the venue is due to close.

I understand you have a number of criteria against which you judge the suitability of the application

1. Prevention of Crime and Disorder

The venue is in the central of a country village and is remote in terms of local Police. Any call for Police is likely to result in some delay in attendance.

Clients who may have been drinking all day will not be confined to the site and the village does not want drunken clients wandering around the village late at night.

~~Additional visitors to the venue who have driven to the site may well leave the venue as~~

~~unfamiliar roads and late at night~~

~~as the venue is in a rural area and the village is small the building is not a~~

~~large building and the area around the building is not a public area.~~

2. Public Safety

[REDACTED]

I am not aware of any measures in place to control the departure from the site at the end of the event.

3. Prevention of Public Nuisance

The venue is on the edge of the centre of village and is unsuitable for a noisy and busy events venue. The playing of recorded and live music should stop before the event end time. Whilst there are measures in place to restrict the noise from the site, but these have yet to be shown to be effective. What has not been considered is the noise of people and vehicles preparing to depart. You should be able to imagine cheery goodnights at a high volume from semi inebriated guests, at a time when the local residents are trying to sleep.

There is also a risk that the venue and its clients will affect on the nearby church services.

4. Protection of children from harm.

[REDACTED]

[REDACTED]

The venue is situated on an active farm and there is a risk of children attending the venue clashing with the farm vehicles.

Based on the above I feel that the granting of the licence should be for restricted hours and on a trial basis.

Yours sincerely

Mrs J Roberts

25

The Cuckoo  
Roe Green  
Sandon  
Herts SG9 0QG

22<sup>nd</sup> September, 2019

NORTH HERTFORDSHIRE DISTRICT COUNCIL  
Licensing Authority – Licensing and Enforcement  
P.O.Box 10813  
Nottingham NG6 6DW

Dear Sir/Madam

**Re: Sandon Bury Farm Ltd Ref: 9891**

I am writing to object to the license application for Sandon Bury Farm Ref: 9891. We feel that this location is totally unsuitable for an event venue involving the sale of alcohol and the playing of music.

The venue is in a very peaceful location and has residents nearby who will most certainly be affected by noise and loud behaviour which so often accompanies alcohol consumption.

This is a farmyard with farm buildings and is totally unsuitable for the type of leisure functions proposed, and we seriously feel that there is a high risk of accidents of one form or another.

It is for all the above reasons that we are objecting to this license application.

Yours faithfully

Chris and Pam Harrison

**Molly Shiells**

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**From:** Lee Cheesman [REDACTED]  
**Sent:** 23 September 2019 20:05  
**To:** Licensing  
**Subject:** Sandon Bury Farm Ltd licensing REF 9891 Letter of OBJECTION

## Letter of Objection

To whom it may concern,

It is an absolute disappointment that this project and proposal has gotten to this stage within this quaint, quiet and unsuitable location for such a venue and activity.

The locality for a volume of people is completely unsuitable for the narrow lanes and the close proximity of the cottages and houses. The upset that will be caused from these activities within the Sandon village are of concern already.

The introduction of alcohol provisions along with the mindless agreement for other permits is quite frankly incredible. If there is to be any alcohol served if at all it must be done within the strictest set of rules and timings possible.

The proximity to the villagers and travel routes (steps away) is of major concern. This is a quiet village [REDACTED]  
[REDACTED]

As a successful business owner, I find situations where approvals are given to such plans simply unfathomable with the same mouth ajar response to that of the latest government ordeals.

The serving of alcohol 'has' to be very carefully controlled. This is not a high street pub with people coming and going throughout the day; we are talking en masse arrivals and departures, departures of stray partiers trying to be gathered.

How is it possible that the serving of drinks can be approved up until the event end time? This must be finished far sooner than 11pm.

[REDACTED]

For the person/s who approve this or give thought to the restrictions necessary within such close proximity to these already existing family homes, school, bridleways, lanes, [REDACTED] elderly; think carefully about the potential dangers of such a mix. Villagers are already extremely angry about this. The noise, rowdiness, booming music is all to come and now that of potentially hundreds of drunken individuals.

[REDACTED]

26

amount of traffic to this location along narrow village lanes effectively increasing traffic in the multiples to be sensible  
[redacted] This is not a small  
village pub with some locals sitting at a bar ready to drink up and go home. These are 'events, celebrations' the utmost  
reasons in life to get drunk!! [redacted] Or  
[redacted] This venture serves no purpose that couldn't be served elsewhere and is  
[redacted]

Yours Faithfully,

Fallowfields  
Sandon  
Lee & Lisa Cheesman

The Old Granary,  
Sandon, Buntingford, Herts. SG9 0RA

Attn. Molly Shiells  
North Hertfordshire District Council  
Licensing Authority – Licensing and Enforcement  
P.O.Box 10813

22<sup>nd</sup> September 2019

Dear Sirs,

**Sandon Bury Farm Ltd. Premises License Application ref: 9891**

I write to **OBJECT** to the above Premises License Application for Sandon Bury Farm, Sandon, Buntingford.

I have studied the application and believe that the proposed development is inappropriate for a residential location in a quiet, small rural Hertfordshire village and as such, the License to operate such premises should not be granted.

I note first that plans submitted in support of the application do not show, in sufficient detail, the entire property nor it's relationship to the village of Sandon and consequently that the application cannot properly be judged in terms of public safety, crime prevention and nuisance.

However, I draw attention to these particular issues:

**1. PREVENTION OF CRIME AND DISORDER**

- The licensing hours requested, are excessively long and does not have a 'drinking up period' This could promote drunken and consequential anti-social and criminal behaviour, particularly at an event end time. The staff will mainly be temporary and likely to be ill-equipped to deal with guests that get out of hand. In these circumstances drunken or drugged guests will be ejected into the village.
- Due to the location of the venue Police, when called by venue staff or villagers, will take a long time to arrive. [REDACTED]

**2. PUBLIC SAFETY**

- [REDACTED]
- There is a bottleneck at the site entrance (not included in the plans submitted). This is directly adjacent to the public road. At busy arrival times, leading up to an event, there is the distinct possibility that vehicles will spill back onto the road outside, or that frustrated taxi drivers will simply stop on the narrow carriageway to drop off or collect guests.
- Access from the carpark to the venue entrance is only possible down the single track carpark entrance drive, in the face of other arriving vehicles, and across the entrance and taxi drop off area. Again this is not adequately shown on submitted drawings. There is then likely to be a dangerous convergence of cars and pedestrians.
- The diversification of Sandon Bury Farm has been characterised as necessary to keep a working farm in the village. However, farming's busiest time coincides with the busy time

for weddings and (again not shown on the submitted plans) the venue carpark is situated covering the entirety of the farmyard. There is then an irreconcilable and dangerous conflict between large farm machinery and guests.

### 3. PREVENTION OF PUBLIC NUISANCE

- Low-frequency noise is notoriously hard to stop. The only practical way of doing so is by use of massive weight construction. All the sound control measures proposed by the venue are lightweight in nature and will be ineffective. The deep boom-boom beat travels considerable distances and, paradoxically, is heard more clearly inside adjacent buildings than outside. It is further accepted that the impact of noise has a seriously detrimental effect on people's mental health, particularly when that noise is being generated outside of their control.
- Alien noise input to an area is different than a similar increase in normally expected sounds. In this instance, the low-frequency sound will be disproportionately noticeable and will represent a public nuisance.
- Playing of music should cease well before the event end time to allow guests to calm down before emerging into the village.
- Guests, taxis, and coaches will be leaving the venue late at night and will create a nuisance for many people both from noise and headlights on pitch dark lanes. Local homes are often located directly on the narrow lane edge. Typically Sandon's roads are dead quiet at these times, and there will be a significant disturbance to people's sleep.
- The venue is located directly opposite the village hall, and the noise will be heard in the hall. The venue presents a significant draw to guests who may well decide to come to the event on a Friday night, which is a busy time for the hall.
- The Bury garden, which now seems to be the main entrance to the venue, is located directly next to the Church. Although hours of use of the Bury garden are noted as restricted, in practice this will be hard for, primarily temporary, event staff to control. There is then the opportunity for noise nuisance to emanate from the Bury garden to annoy local residents and particularly, conflict with the use of the church and churchyard. Events are booked months in advance but, for example, funerals, occur at unpredictable times. There is an obvious incompatibility.

#### 4. PROTECTION OF CHILDREN FROM HARM

- Sample School is close to the main road on one of the main routes to it. The road is a busy thoroughfare with pedestrian crossings and a roundabout. It is important to note that the road is not a one-way street. Event traffic could therefore result in an increase in traffic on the road.
- As mentioned above, there is a convergence between cars, taxis and coaches and the pedestrian route to the main entrance.
- As mentioned above, there is an incompatibility between the use of the farmyard for farming and the safe use as a carpark.

For these reasons, I feel that a Premises license should not be granted.

Yours faithfully

Ian Tansley

The Old Granary,  
Sandon, Buntingford, Herts. SG9 0RA

Attn. Molly Shiells  
North Hertfordshire District Council  
Licensing Authority – Licensing and Enforcement  
P.O.Box 10813

23<sup>rd</sup> September 2019

Dear Sirs,

**Sandon Bury Farm Ltd. Premises License Application ref: 9891**

I write to **OBJECT** to the above Premises License Application for Sandon Bury Farm, Sandon, Buntingford.

I have studied the application and believe that the proposed development is inappropriate for its location in a small, tranquil, rural Hertfordshire village like Sandon, and as such, the License to operate such premises should **not** be granted.

Firstly, I am surprised that the plans submitted with the application don't show the entirety of the development, nor it's relationship to the village. ~~I draw this to your attention so that you can address this~~

The hours of business are noted as the same as the licensing hours and the music playing period. This is not conducive to the safe, orderly and peaceful dispersal of guests at the end of an event, and some breathing space should be allowed for guests to calm down and finish their drinks. At least half an hour would seem reasonable but because of the especially quiet nature of the venue's location perhaps forty-five minutes would be preferable.

Also, the overall length of the licensing hours would seem likely to promote drunken behaviour.

The venue entrance seems to have changed and would now seem to be from the Bury Garden. This would seem to mean that guests arriving by car now have to access the entrance by walking back down the single track carpark drive in the face of arriving traffic and across the site entrance. This seems to be dangerous. Also, cars, taxis and coaches will all arrive at a similar time for the start of an event, and there isn't sufficient space at the entrance area for all to access the site and drop off guests. There is a risk that vehicles will be forced to queue back on to the road.

The development has been characterised as being needed to keep a working farm in the village. I, therefore, don't understand how the main venue carpark can be located to completely fill the existing farmyard. Surely this is a dangerous conflict of uses, particularly when it is realised that the busiest time of year for farming coincides with the busiest time of year for weddings. This is clearly a safety issue for guests and children in particular.

The lightweight soundproofing measures proposed for the development won't prevent low-frequency noise for causing a nuisance to villagers. The deep base beat is hard to stop and will be noticeable inside peoples houses.

Late night traffic is not usual in Sandon, and as such the departure of guests late at night in taxis, cars and coaches will be disproportionately disturbing, both in terms of noise and headlights. Many local homes are close to if not right adjacent to the road edge.

[REDACTED]

Party noise from the venue and from the Bury garden, in particular, will create a nuisance for people who are trying to enjoy quiet contemplation in the churchyard and will inevitably be a significant nuisance to church events such as funerals.

[REDACTED]

Licensing controls should be included to prevent the use of fireworks [REDACTED]  
[REDACTED] Chinese lanterns (due to fire risk, particularly to thatched buildings) and drones which have become more prevalent and can be a nuisance to local residents.

I trust you will take these concerns into consideration and refuse the application.

Yours faithfully

[REDACTED]

Lisa Nicholls

**Molly Shiells**

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From: flora boscawen [REDACTED]  
 Sent: 23 September 2019 18:39  
 To: Licensing

Flora Boscawen  
 Wheat Hill  
 Sandon  
 Hertz  
 SG9 0RB

Dear Sir/Madam,

Sandon Bury Farm Ltd. ref: 9891

I am writing to raise an objection and strong concern for the Premises Licence Application

Sandon is just a quiet, sleepy village with a very small number of residents and many of who are over 70 years old. So to allow an all day/late night licence I think can raise some serious issues for such a small community.

1. The Prevention of crime and disorder.

I am concerned that excessively long licencing hours have been requested, asking for a licence from 8am - 11pm Sunday to Thursday and 8am - midnight on Fridays and Saturdays. With the type of functions that will be taking place, allowing these long hours will encourage uncontrolled, excessive alcohol consumption. It goes without saying the dangers to the local community this could create. A number of these drunk revellers may well be ejected from the function and left to roam the village, creating a disturbance that the villagers, many of whom are old will have to deal with. And then if there was a real problem, due to the remote location of the venue it will be hard for the police to get there in a reasonable time if the disturbed neighbours call the police. ~~flora boscawen~~  
~~flora boscawen~~ I strongly believe these hours should be considerably reduced to ensure the peace and safety of the local community.

2. Public safety and preventing children from harm.

[REDACTED]  
 [REDACTED] And with all the vehicles pouring into what is a bottleneck at the site entrance could cause even more backing up of cars into the road, ~~flora boscawen~~  
~~flora boscawen~~

3. The prevention of public nuisance

As I have said in a previous letter, in such a tranquil, peaceful village to have the noise pollution that will never be controlled, because it cannot be, the disturbance for the villagers will be huge. There are many young children and many old people who will be listening to a thumping base music late into the night whilst they are trying to sleep. It is unfair on them, who are just trying to live their lives. It is critical that all noise from live bands and discos is carefully controlled to protect the locals, winding up early and starting late.

[REDACTED]

I would really appreciate it if you could take all the above into account, the dangers involved and the lives that may well be threatened before a decision is made.

Many thanks

Flora

**Molly Shiells**

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**From:** Mike Ayton [REDACTED]  
**Sent:** 23 September 2019 23:44  
**To:** Licensing  
**Subject:** Premises Licence Application - Sandon Bury Farm

For the attention of NHDC Licensing,

I am writing to object to the Premises Licence Application submitted for Sandon Bury Farm.

The location of the premises is not suited to a commercial events venue of the scale proposed by the applicants. The property has received planning consent, to which a number of planning conditions have been attached and indeed the applicant has referred to these in its submission. If the Council is minded to grant a licence, then at a minimum, these conditions should be replicated in the Licence in an attempt to protect the amenity of village residents, in terms of public nuisance, public safety and crime & disorder.

The applicant claims that their proposed measures will "minimise public nuisance", which acknowledges that there will be public nuisance compared to the current situation where there is none – Sandon is a quiet rural village, with virtually no traffic in the evenings. The location of the venue is in the village, not in the middle of fields which is suggested by the misleading site plan accompanying the application. It overlooks surrounding houses, the village green, pond and village hall and is adjacent to the church. Just beyond the village hall is the village JMI school.

The licence is proposed from 08:00 to 23:00 or 00:00, stated simply mirror the planning consent, which is an approach that suggests a lack of attention to detail. The planning consent requires events to end by 23:00 or 00:00, therefore in order to allow for an orderly departure of guests and staff by these times, including all traffic, the hours of operation for the licensable activities should cease at least 1 hour earlier. Start times for the service of alcohol and playing of music should also not be before noon, which would be the earliest time that a wedding would normally start. These times would fit in with the applicant's intention that this is a venue which will focus on family-oriented events and therefore should be perfectly acceptable.

The licence should stipulate a maximum of 150 guests.

All conditions should clearly apply to the events venue and all guest accommodation as referred to in the Rural Solutions supporting statement.

In terms of public safety, there is no mention of how access to and from the venue is controlled. The site plan fails to show where guests park and how they walk to the venue entrance. In the plans attached to the planning documents, the car park is in the farmyard adjacent to the main cereal barns, ie in the midst of a working farm. Access to the venue itself appears to have changed from the consented plans and I can only assume that guests will now be walking alongside the vehicle routes within the site shared with cars, coaches and taxis – and farm vehicles.

Conditions need to be imposed to control the waiting/parking of taxis and coaches – there is no provision in the Rural Solutions statement for dealing with this.

It is debateable whether the venue's "well trained" staff can effectively deal with problems arising from badly behaved guests within the site. [REDACTED]

The Rural Solutions supporting statement confines itself to measures within the site and the provision of a trained management team – there is no guarantee that the DPS, management and staff will meet what will have to be exacting standards of competency. It is highly likely that the majority of occurrences that cause public nuisance and a danger to public safety will happen outside the curtilage of the site, where the DPS and management can simply say, "not our problem". The Council should not allow this.

If a licence is granted, then it must contain a series of conditions that protect the village residents from the problems that will undoubtedly be caused by having up to 150 strangers to Sandon, partying in the village, up to 3 days a week, otherwise the only recourse that villagers will have is regular complaints to the Council and police. Or not grant a licence at all.

I trust you will take account of these comments and I would wish to speak at a hearing to elaborate further.

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Many thanks  
Yours faithfully

Mike Ayton  
The Six Bells  
Church End  
Sandon  
Buntingford  
SG9 0QX



3  
Molly Shiells

From: Thomas Anthony [REDACTED]  
Sent: 23 September 2019 21:38  
To: Licensing  
Cc: [REDACTED]  
Subject: Objection: Sandon Bury Farm Ltd. ref: 9891

Dear all,

Please find below my reasons for objecting to the application for a Premises Licence at Sandon Bury Farm Ltd. ref: 9891.

My address is:  
Cocks Lodge  
Sandon  
Hertfordshire  
SG9 0RF

Reasons for objections:

1. Prevention of crime/disorder – very long drinking hours and lack of drinking up period. Nowhere for drunk guests who get ejected from the venue to go – [REDACTED] at nearby villagers' houses. No emergency services nearby. Police/ambulance would take an excessive length of time to attend what are likely to be numerous drunk/disorderly and other similar calls.
2. Public safety – [REDACTED] the venue will create a huge amount of noise and disturbance to the village. The venue is located on a narrow lane with no sensible place to park – farm is at a junction. Safety of event guests with relation to working farm machinery – summer time is busiest for farming and events – especially weddings (and therefore inebriated guests). [REDACTED] to families drivers, drivers in a rush, drivers who have had too much alcohol the night before, drivers who are very tired, drivers who are very young, children who will drive their cars around making the traffic dangerous.
3. Prevention of public nuisance – this venue which will create a huge amount of noise and disturbance is located in [REDACTED] This will ruin the serenity of the village and make it uncomfortable for villagers who have lived in the village for many years. [REDACTED] it will destroy the quiet village they have lived in for many years.
4. Protection of children from harm – Proximity of school to all the additional traffic [REDACTED] Children at the venue running around with nearby working farm machinery.

I hope this portrays my feelings that this quiet village is not suitable for a licence to serve alcohol at large events venue with the associated vehicle movements and consequences that the alcohol consumed will no doubt bring.

Many thanks for taking my points into your consideration.

Regards,

Tom Anthony MCIOB

**Molly Shiells**

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**From:** Christine Bouma <[REDACTED]>  
**Sent:** 23 September 2019 15:51  
**To:** Licensing  
**Subject:** Sandon Bury Farm Licence application Ref: 9891. LETTER OF OBJECTION

Dear Sir/Madam

I am writing to register my objection to the above Licence application.

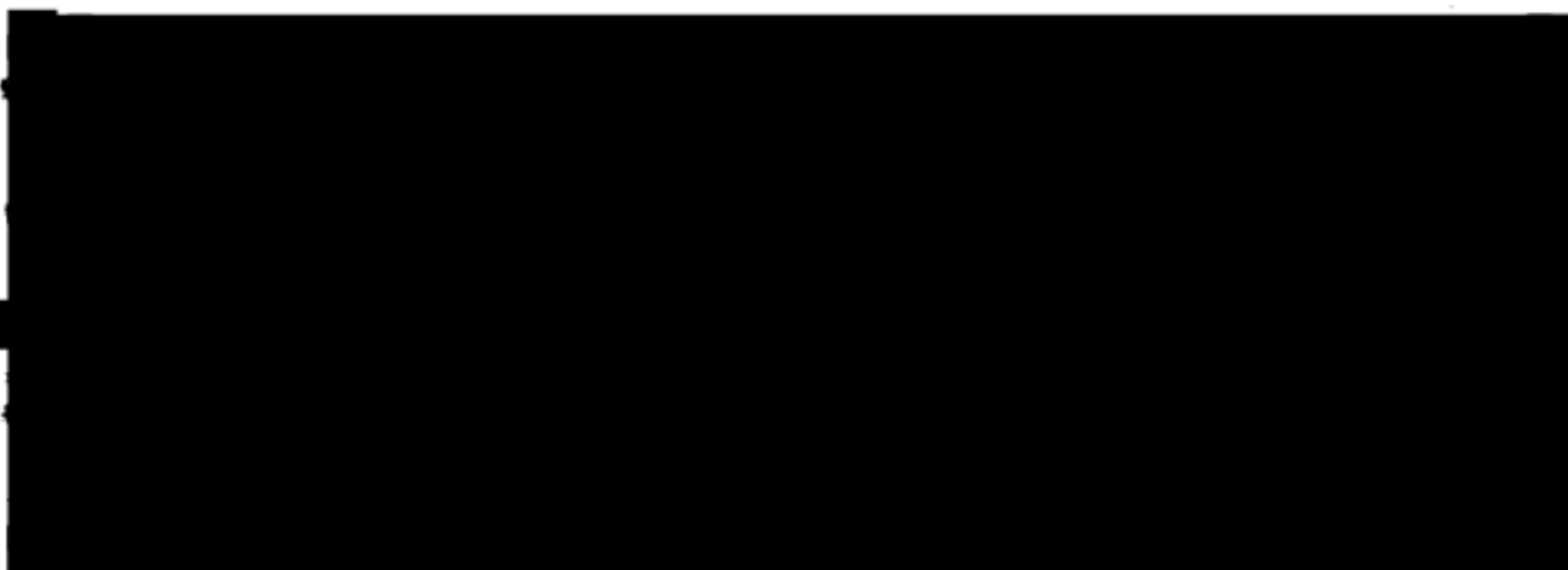
I understand that all premises licence applications are assessed according to four criteria.

**1. The Prevention of Crime and Disorder**

In my opinion, given the location of the venue, i.e. the centre of the village, the risk of crime and disorder will be greatly increased should a licence be granted on the terms proposed.

I cannot see the justification for granting a licence to serve alcohol from 8 a.m. Does the venue really need to allow guests to purchase alcohol from that hour in the morning until time of closure? Surely sales should be discontinued before closure time to enable staff to begin the process of assisting inebriated revellers to leave in as orderly a fashion as possible.

**2. Public Safety**



**3. Prevention of Public Nuisance**

As well as the aforementioned traffic issues, there is also the problem of late night rowdiness, litter and poor behaviour after a whole days drinking once the event has concluded.

It will be very difficult to contain the noise and music whilst the event is in full swing. It is well known people will prop doors open

to the outside for all sorts of reasons. With the best will in the world staff will struggle to control these actions and the noise and behaviour would become very intrusive indeed to those living in close proximity to the Bury.

#### 4. The Protection of Children

The Bury itself carries many hazards for children. I understand part of it will remain as a working farm.

I sincerely hope that the licensing authority will give careful consideration to these genuine concerns and do their utmost to protect residents  
And guests.

Yours faithfully

Christine Bouma  
2 Partridge Hall Cottages  
Sandon  
Herts SG9 0RA

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## Sandon Matters

*Increasing well-being for all inhabitants.*

Licensing Officer,  
North Hertfordshire District Council,  
Council Offices, Gernon Road,  
Letchworth Garden City, Hertfordshire SG6 3JF

Monday, September 23, 2019

Dear Sir/Madam,

### Licensing Application No. 9891 Sandon Bury Farm

#### Premises Licence for Events Venue

The group Sandon Matters wishes to comment on this particular application because it seems inappropriate for its location and a number of villagers have expressed concerns to us about the application. The premises are located next door to the village church in the centre of Sandon and within the (Licensing) Conservation Area. The premises are located in a residential area and are not suitable for such a use.

Whilst we would encourage rural enterprise that provides local employment and is of benefit to the local community we do not believe that the provision of such a licence will serve the local community. Sandon is a remote, very small, quiet parish area of approximately 150 houses and 500 residents in total. Within the village centre itself there are approximately 80 houses, all within a short walking distance of Sandon Bury Farm. There are virtually no facilities or services in the area and there is no public transport available. Most people choose to live in the area because they value the tranquility, the wildlife and the scenery. The population of the village is such that the number of older people far outweighs the number of young people. The vast majority of working residents either work in the farming and related industries or commute to work so it an "early to bed, early to rise" community even at weekends and the village is generally in darkness by 11.00 p.m. with very little traffic movement through the village of an evening.

Concerns expressed have come from residents of all walks of life. We should stress that it is not just the elderly raising concerns, parents with young children, members of the church community and members of the school community have all spoken to us about their concerns.

Consequently, our main concerns are:-

#### 1. Crime and Disorder

We would stress that Sandon is a very quiet, small, very rural area with virtually no public facilities. The 2011 Census showed the population of the civil parish of Sandon to be just 495. Policing is generally only provided by PCSOs on an occasional basis as there is normally very little crime and disorder in the area. Sandon is one of the most, if not the most, remote villages in the District and some distance from the towns where full time police

officers are located. In the event of a situation arising, it is likely to take the police some time to arrive.

The licence application gives little detail as to how it is intended to prevent crime and disorder. In particular there is no indication as to how any incidents would be prevented from spilling outside the premises and affecting the village residents. The application simply states generalities as to how they would attempt to deal with and record disorderly behavior but there is nothing on preventing it in the first place. There is an assumption that the only issue will be drunk and disorderly behavior. No consideration is given to how to deal with other possible crimes or disorder. This is an events venue and there could be many different types of events held, not just weddings. Even if the majority of events are weddings it cannot simply be assumed that all the guests will be well behaved if they don't drink too much. We would also suggest that allowing an alcohol licence for 15 – 16 hrs a day is highly likely to encourage excessive drinking and this would inevitably result in drunk and disorderly behavior.

It may be that the event staff will be able to deal with incidents on the premises and control the situation until the police arrive. However they cannot do this outside the grounds and simply removing/ejecting disorderly patrons from the venue will inevitably impact the village residents. The entrance to the premises is close to the centre of the village and very close to neighbouring residential properties. Any disagreements or scuffles on entering or leaving the venue cannot but impact on the nearest neighbours.

## 2. *Public Safety*



A key factor in the planning decision was the fact that by granting permission for the events venue, the working farmyard in the centre of the village could be maintained. However, in order to provide sufficient parking for the guests, the working farmyard has to double as the main guest car park during event days. Given that 75 events a year are proposed, we have to assume that there will be more than 1 event a week and if the main events are weddings, a large proportion of them will occur over the period April to September. This coincides with the busiest period for the farm which grows cereals and grains.

[REDACTED] It has to be questionable whether this doubling up of the area is feasible and if it is safe to have such a mixture of vehicles using the site at the same time, especially as guests will have to walk through the farmyard to get to and from the courtyard and buildings used for the events venue.

[REDACTED] Concerns have also been expressed as to what fire precautions will be put in place to prevent accidental fires, caused by carelessly discarded

cigarettes and matches, spreading to the surrounding fields and neighbouring properties, given that it could take the Fire Brigade some time to attend an incident on site.

### 3. *Prevention of Public Nuisance*

It is inevitable that an events venue in the middle of a very small, quiet, remote village will cause some public nuisance, given the number of events planned, the size of the venue and the proposed operating and licensing hours.

Whilst some of the public nuisance can be managed by the imposition of planning and licensing conditions, others cannot. For example, conditions can be imposed to control the level of noise from music but not that from patrons or traffic arriving/leaving the venue. Our experience of the Sandon Fields event is that egress can be particularly problematic and causes the most distress to residents.

As the entrance to the venue is in the centre of the village, all traffic regardless of which direction it come from, will come into the centre of the village. Traffic travelling through the village and hamlets will disturb the residents. This will be particularly problematic at night when guests are leaving the venue.

Little consideration has been given to the nuisance caused by delivery and ancillary service vehicles visiting the premises. It might seem acceptable if deliveries for the site are limited to the hours of 08.00 to 20.00 hrs and this is no doubt perfectly acceptable in urban areas. However in quiet rural areas, allowing regular deliveries over such a large span of hours and at weekends has a much greater impact and creates much more of a nuisance. Odd deliveries between these hours are acceptable but regular and repeated deliveries between these hours every day except Sunday are not.

Regular deliveries after 18.00 weekdays and at the weekend will cause a noise nuisance as villagers welcome the peace and quiet of the weekend and evenings when there is little traffic.

Similarly guest traffic to and from the venue will cause noise nuisance, particularly at certain times of the day and inevitably during the evening. The use of taxis or coaches are problematic because these vehicles will not remain on site for the duration of the event and so will double the number of trips made to and from the premises. Coaches in particular can be very noisy vehicles.

We do have concerns that the impact of noise on residents has been underestimated because it was based on limited data taken in poor weather conditions at points some distance from the nearest neighbours. The estimations made did not take into consideration all the factors and were based on erroneous assumptions.

All the noise assessments carried out only considered the nearest neighbours. Estimates of the impact of noise from traffic do not consider the impact on residents living along the routes that traffic take through of the village. Some of these residences are very close to the road. As we know from our experience with Sandon Fields, noise can and does travel in many different directions and it is not necessarily those residences closest to the premises that will be those most adversely affected by noise.

Little account has been taken of the cumulative noise that will be created by the guests outside the buildings, particularly late at night on leaving the venue. Again our experience from Sandon Fields and other event venues is that it is the egress of an event when nuisance usually occurs because visitors are often under the influence of drink and/or drugs and can become somewhat aggressive if they feel challenged. They are often simply unaware of just how noisy they are being. We are concerned that as there is only short entrance from the road to the venue, it is likely that guests will wander outside the premises and cause a nuisance to the neighbouring residents. At egress we fear that there will be a blockage of traffic trying to get in and out of the car park and this will result in cars, taxis and coaches causing nuisance and congestion by just parking on the roads outside rather than struggling to gain entrance to the car park to pick up guests.

We feel that it will be difficult to stop guests entering the gardens after 6.00 pm. especially if, [REDACTED], the Gardens is intended to be a big attraction for guests. The gardens provide entry to the accommodation in the house and the guest staying there cannot be prevented from going through the gardens and inviting other guests to their accommodation. If it is a wedding event, at some point in the evening all the guests will wish to congregate outside to bid farewell to the married couple and the most likely place for that to occur is the Gardens. So the noise from a number of guests outside and in the gardens could continue well into the night.

The World Health Organisation Guidelines on Environmental Noise recommend that 40dB should be the maximum allowable outside daytime noise level for new developments in urban areas and consequently the maximum allowable daytime noise level for rural areas should be lower than this. As the Guidelines have also specified noise levels for Parkland and Conservation Areas and this site is located in both a Heritage Conservation Area and a Landscape Conservation Area in a quiet rural village, this is the noise level that should be utilised both for the onsite noise and the noise created in the surrounding area. The Guidelines state:

*"Existing quiet outdoor areas should be preserved and the ratio of intruding noise to natural background sound should be kept low."*

Given that an increase of 5dB is considered to have an adverse health effect on people we feel that in this case the noise level on site and in the surrounding area should not be allowed to increase by any more than 2dB above the background noise.

Further, the Good Practice Guide on the Control of Noise from Pubs and Clubs (2003) states:

- *For premises where entertainment takes place on a regular basis, music and associated sources of noise should not be audible inside noise-sensitive properties between 23:00-07:00 hours. For other times, appropriate criteria need to be developed which balance the right of those seeking and providing entertainment, with those who may be disturbed by noise.*
- *Noise may be considered not audible or inaudible when it is at a low enough level, such that it is not recognisable as emanating from the source in question and it does not*

*alter the perception of the ambient noise environment that would prevail in the absence of the source in question."*

Residents expect the village to be generally very tranquil and quiet. Any noise can travel great distances in the countryside. The noise from the village fete when it was held in the grounds of Sandon Bury could be heard some distance away and neighbours did hear noise from the two family weddings that took place in the Black Barn. Given that there is very little noise and traffic in the area, particularly at night, it is difficult to see how the perception of the ambient noise environment that would prevail in the absence of this development would not be altered unless no noise at all is allowed to emanate from the premises.

As stated earlier, the village of Sandon and the surrounding area has no street lighting (except two low lights near the school) or road lighting so there is very little light pollution in the area and you can clearly see and identify stars and constellations in the night sky. We do have some visitors who come to the area to view the sky at night.

Whilst there is a planning condition that requires low level lighting to be used in the car park there is no assessment of potential light pollution and its impact on the surrounding area. As well as impacting on the immediate area there will be an impact on areas some distance away from the venue caused by the increased traffic leaving the venue late at night and using headlights to navigate the country roads. We cannot see how the impact of light pollution, particularly that caused by regular extensive traffic late at night, can be mitigated without endangering lives.

Villagers are concerned about the impact such a venue could have on church visitors. Residents are particularly concerned about the disturbance of quiet, contemplative moments such as visits to a graveside, Remembrance Day or simply sitting quietly in the church. They feel it is inevitable that these will be intruded upon. They also have concerns as to how any impact on church activities such as funerals, weddings, and bell ringing will be prevented.

#### **4. Prevention of Harm to Children**

There has been no real consideration as to the prevention of harm to children. The Challenge 25 process is largely irrelevant for events such as weddings and family events because it is unlikely that unaccompanied children will attend. It is surprising that only children under the age of 12 are required to be accompanied by an adult. We would have expected children under 16 to have to be accompanied by an adult.

There is no mention of how children will be protected from harm caused by the farm machinery in the working farmyard. Or how they will be prevented from slipping off the premises. Nor is consideration given as to how anyone not associated with the event will be prevented from entering the premises.

To summarise, villagers remain concerned that regular events of the size proposed will adversely affect the village and that there will not be an effective complaints procedure in the event that there is disruptive behavior or excessive noise.

We are concerned that a licence may be granted before final permission for the development of the venue is given. A large number of planning conditions still have to be met and it is possible that some changes to the proposed development will have to be made in order to meet them. It is possible that some changes could have an adverse impact on the licensing objectives. Consequently we would prefer that a decision on the licence is deferred until after all the pre-development planning conditions have been met or a perpetual licence is not considered at this stage. In the event that the licensing sub-committee is of a mind to grant the licence we would ask that it includes the attached conditions as part of the licence in an attempt to mitigate the adverse effects that such an events venue would have on villagers.

We trust that you will fully consider our points and look forward to receiving details of your decision on this licensing application in due course.

Yours sincerely,

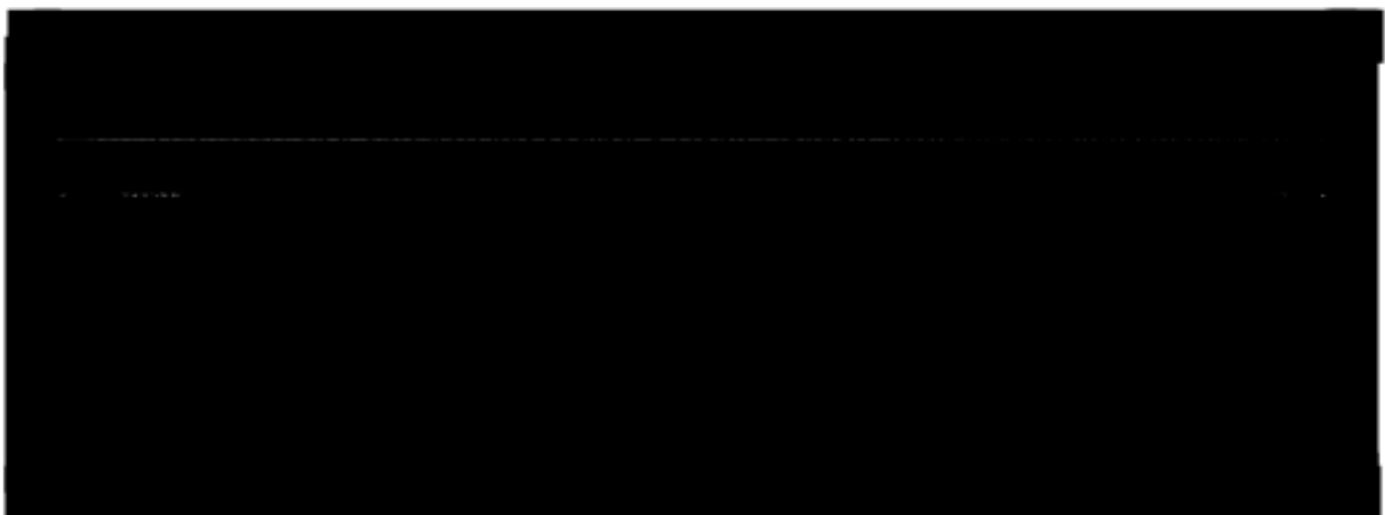
Dr. Lydia Pollard

On behalf of Sandon Matters Group

Address for Correspondence: Jubilee House, Rushden Road, Sandon, SG9 0QS

### Proposed Premises Licence Conditions for Sandon Bury Events Venue

1. Opening hours for 75 days per calendar year only, with a maximum of 3 days a week open  
 Mon – Thurs 11.00 – 22.30  
 Fri/Sat 11.00 – 23.30  
  
 Live music outdoors 1 hr maximum and must be associated with a wedding ceremony  
 Mon – Sat 12.00 – 18.00  
  
 Live music indoors  
 Mon – Thurs 12.00 – 22.00  
 Fri/Sat 12.00 – 23.00  
  
 Recorded Music outdoors 1 hr maximum and must be associated with a wedding ceremony  
 Mon – Sat 12.00 – 18.00  
  
 Recorded Music indoors  
 Mon – Thurs 12.00 – 22.00  
 Fri/Sat 12.00 – 23.00  
  
 Supply of Alcohol  
 Mon – Thurs 12.00 – 22.00  
 Fri/Sat 12.00 – 23.00  
  
 Late Night Refreshments  
 Mon – Thurs None  
 Fri /Sat 23.00 – 23.30



That Management Plan gives indicative times based on how other venues operate. These indicated that guests arrive between 11.00 and 14.30, ceremonies take place between 12.00 and 15.00 and the bar closes half an hour before the event closes.

Government guidance suggests it might be necessary and proportionate to ensure that licensable activities finish in good time before the premises closes to the public to allow orderly departure.

*We have allowed half an hour between the cessation of the licensable activities and the closing of the premises to the public plus a further half an hour to allow staff sufficient time to close up in an orderly manner and vacate the premises in compliance*

with planning condition 10. We are also seeking that there is no Sunday opening of the premises in order to guarantee churchgoers the right to enjoy church services in peace and offer the remainder of the villagers at least one day a week when their lives will not be disturbed. We are particularly concerned that if there is not this restriction a number of Sundays could be disproportionately opened for extended hours because they precede a Bank Holiday Monday.

2.

[REDACTED]

3. Any noise emanating from the premises should not be more than 2dB LAeqT louder than the normal background noise for the surrounding area at any time. Representative measurements of both the background noise and the emanating noise should be taken at the neighbouring residential properties, identified as R1 to R6 in the document specified in Planning condition 7 and referenced above

*This is based on the fact that Table 3.1 in the document specifies that a 5dB difference would have a major impact, whilst between 0.1 and 3dB there would be a minor impact.*

*The level of 2 dB takes into account the fact that the World Health Organisation's has issued new Guidance on Environmental noise since the referenced document was published and this Guidance has reduced noise limits downwards on the basis of more evidence being obtained throughout Europe.*

4.

[REDACTED]

5. Goods vehicle deliveries and refuse vehicles shall only be permitted between 08.00hrs and 18.00 hrs Monday to Saturdays and no deliveries or collections shall take place at all on Sundays and Bank Holidays.

[REDACTED]

6. Hours of use of the events venue shall only be permitted between 08.00hrs and 23.00hrs Monday to Thursday and 08.00hrs to 00.00hrs Friday, Saturday and any day except a Sunday preceding a Bank Holiday

[REDACTED]

7. A maximum of seventy-five (75) event days shall take place per calendar year with no more than three (3) event days taking place per calendar week [REDACTED]

8. Live and recorded music shall not be permitted to take place in the outside areas of the venue at any time except for music accompanying a ceremony and shall last for no longer than one (1) hour between 12.00hrs and 18.00hrs on any event day.

9. [REDACTED]

10. [REDACTED]

11. [REDACTED]

12. (a) A suitable environmental noise control device of the 'cut-off limiter' type shall be installed in the Black Barn, calibrated and set to the satisfaction of the Local Authority (L.A.). The device must be set at an appropriate time in the presence of an officer of the L.A. No amplified live or recorded music shall take place in the Black Barn until this device has been installed and set in accordance with this condition.

(b) Once the environmental noise control device has been installed, calibrated and set to the satisfaction of the L.A. it must not be removed, adjusted or replaced:

- (i) without twenty-eight (28) days prior notification to the L.A. and
- (ii) without the written consent that the removal, adjustment or replacement of the device is permitted and that documentation stating this is received from the L.A.

(c) Following receipt of the documentation stated in (b)(ii), all the requirements of the L.A. must be carried out. Use of all noise equipment for amplified live or recorded

music taking place in the Black Barn is not permitted until such a time that confirmation from the LPA that it is permitted has been received.

(d) In the event of a malfunction of the environmental noise control device, the LPA shall be notified within two (2) working days of the problem and the remedial action proposed. No amplified live or recorded music shall take place in the Black Barn until the environmental noise control device is properly functioning and, if appropriate, has been reset, calibrated and set to the satisfaction of the LPA and/or the LPA has received and approved the necessary documentation confirming this.

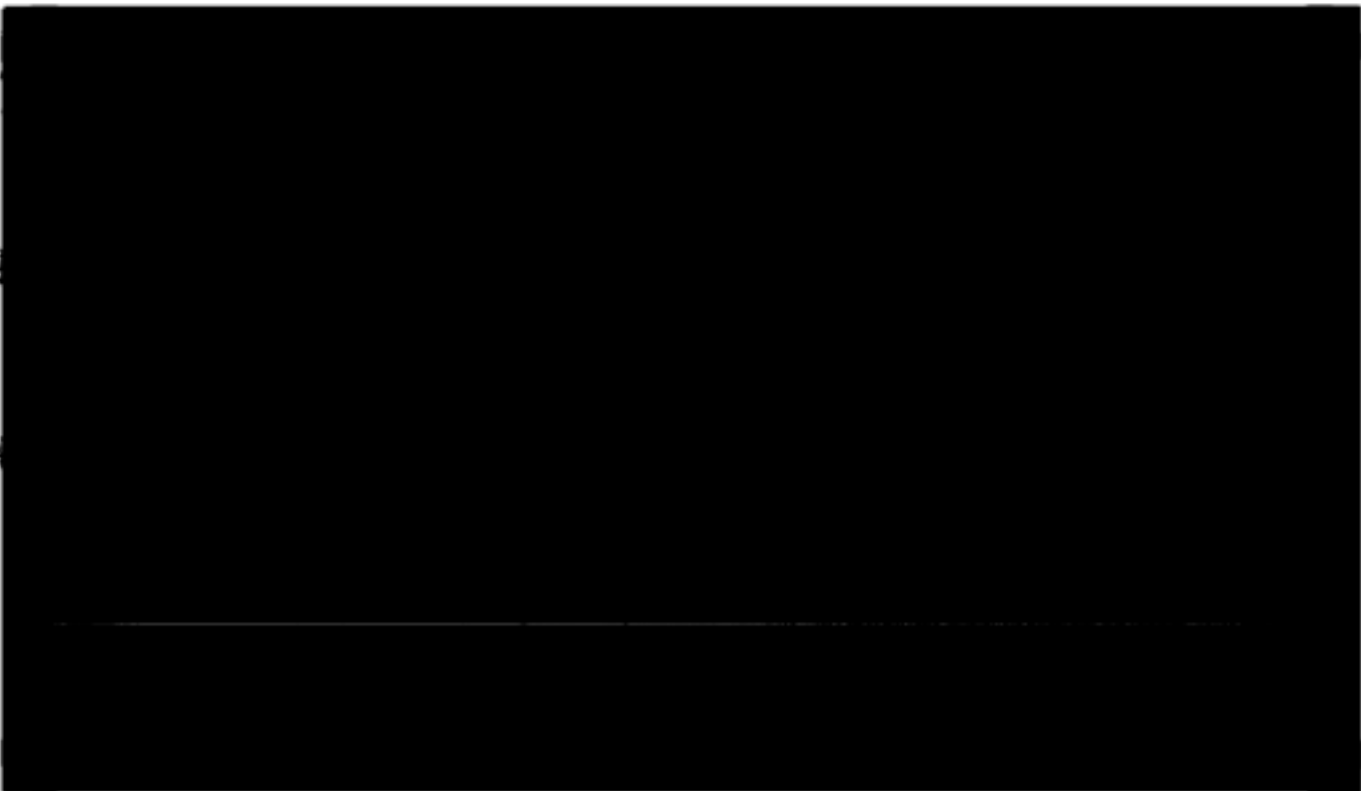
(e) The environmental noise control device shall be secured in a manner approved by the LPA so as to prevent unauthorised access to and tampering with the controls.

(f) All noise equipment used for amplified live and recorded music in the Black Barn must be routed through the environmental noise control device and this device must be operational during such activities.

(g) If requested by the LPA, the environmental noise control device shall be recalibrated and reset to their satisfaction and in the presence of an officer of the LPA (Music of Planning Condition 27).

13.

14.



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**Molly Shiells**

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**From:** Mary McElroy [REDACTED]  
**Sent:** 23 September 2019 13:50  
**To:** Licensing  
**Subject:** Fwd: Sandon Bury Farm Ltd. Ref. 9891

Sent from my iPad

Begin forwarded message:

**From:** Mary McElroy [REDACTED]  
**Date:** 23 September 2019 at 13:33:33 BST  
**To:** [licensing@north.herts.gov.uk](mailto:licensing@north.herts.gov.uk)  
**Subject:** Sandon Bury Farm Ltd. Ref. 9891

SANDON BURY FARM LTD licensee application, ref. 9891. Objection.

Sandon Bury, the venue for this licence application, lies in the centre of Sandon village, a very quiet, rural spot and in a conservation area. All Saints Church is its next door and very close neighbour, with the village hall, green and pond opposite and the village school a stone's throw away. An idyllic picture, so it is understandable that people would want to come here for their wedding celebration. However, the location also has implications for the licensing objectives, particularly for the Prevention of Crime and Disorder, Public Safety and Public Nuisance.

#### PUBLIC SAFETY

[REDACTED]

The proposed entrance and exit to and from the venue for all cars, taxis, service vehicles etc is the main entrance to the farm and the house. Recent music events in the village (Sandonfields) have demonstrated just how difficult and potentially dangerous the mix of pedestrians and vehicles of all kinds trying to access and leave the venue by the same drive can be, particularly late at night and particularly after people have been partying.

#### CRIME and DISORDER

Considerable stress is laid in the premises licence application on the training and supervision of staff who will maintain order and deal with problem guests. Many staff at events of the kind proposed for the venue are young and sometimes part-time. With the best will in the world, they are unlikely to be a match for the minority of people of all ages who have had rather too much to drink, are being thoroughly objectionable, but who are also paying customers. [REDACTED]

[REDACTED]

[REDACTED] normally takes quite some time for an overworked police force to respond from wherever they are based.

## PUBLIC NUISANCE

While efforts have clearly been made to soundproof the very old, restored Black Barn, situated close to the farm entrance, there will still be inevitable public nuisance. Weddings, by their very nature, are happy affairs and rightly celebrated as such, so noise will not simply be from music, but from people greeting one another, wandering outside and especially departing late at night and AFTER the celebrations. The events venue proposes to host not just weddings, but corporate events and parties of all kinds. We have all experienced noisy and lengthy farewells, with car doors slamming, engines starting up and car headlights lighting up the entire neighbourhood after relatively small scale private parties and these could be for up to 150 people. Because of the location, in an extremely quiet rural area, all of this noise will travel a long way. What might not be much of a disturbance in a built up area can constitute a very real public nuisance in a rural area like Sandon.

The hours being requested for this licence seem unreasonably long : 8am until 11pm Sundays to Thursdays, with extensions for Sundays before Bank Holidays and until midnight on Fridays and Saturdays. The proposed deadlines for serving alcohol would mean that these hours would be further extended for the inevitable "drinking up time", and actually getting customers off the premises is never easy, extending things further. For all the reasons given under the licensing objectives, I would like to request that the conditions and particularly the hours of any licence which might be granted should be much more limited.

Mary McElroy, Polyanna Cottage, Roe Green, Sandon, SG9 0QG.

Sent from my iPad

35

CLARE COTTAGE

ROE GREEN

SANDON

BUNTINGFORD

SG9 0QG

[REDACTED]

23<sup>rd</sup> September, 2019.

North Herts District Council Licensing Department

Dear Sirs,

Premises Licence Sandon Bury Farms Ltd -Ref: 9891

I write to **OBJECT** to the above application.

Owing to the remoteness of the village of Sandon, [REDACTED] and the close proximity of the site to residential properties, the church, [REDACTED] and a working farm, I do not believe the four licensing objectives can possibly be met.

In particular the proposed events in a quiet rural location will inevitably result in public nuisance (from unreasonable noise and light pollution) [REDACTED] which the licensing system is supposed to prevent.

[REDACTED]

Yours faithfully,

Mrs Dawn Dell.

36  
I

FAO: Molly Shiells, Sandonbury Farm Limited, c/o Rural Solutions, Premises Licence, Objection Representation Letter

This letter provides information for the objection against the application for a Premises licence at Sandonbury Sandon, on behalf of Sandbury Farm Limited by Rural Solutions , in the name of Louise Precious.

[REDACTED]

It will highlight that the location is totally unacceptable for those events proposed and those that could be held under a different guise at the location.

It will cover how the 4 key licensing objectives, listed below, will be breached and any kind of condition will not make the location suitable for a Premises Licence to be approved: \_

Prevention of public nuisance  
Public Safety  
Prevention of crime and disorder  
Protection of children from harm

1. The application has requested a licence from 8:00 through to 23:00 or 00:00. Why so early? 15 or 16 hours continuous drinking? Will alcohol be sold and/or served at breakfast, are breakfast meetings planned, is this really a wedding venue or a conference location.  
Alcohol sales will lead to public nuisance, and public safety, crime and the protection of children.  
~~There isn't a location in the UK that has a premises licence that has never had a problem.~~ Alcohol induces and introduces behaviour that needs to be carefully controlled and managed. Disorder will prevail.
2. The event locations plans show a large outside event area for over 150 people. It has a joint boundary with the local church that has been established for over 700 years.  
150 people will make a noise, especially when music is included. The church has numerous events, weddings, services and funerals at all times of the week and day. There are no statements made from the applicants as to how the nuisance created in the form of noise, people "trespassing" around the the church grounds will be managed and controlled. The applicant's statement say guests will be controlled around the premises. No level of "security" staffing will or can stop people "wandering". Traffic at the church along with an added 100 plus vehicles with the event will cause congestion and create a public nuisance and put the public's safety at risk.
3. [REDACTED]
4. [REDACTED]
5. The event location has purposely been kept as a "working" farm. Farm vehicles work 363 days a year, up to 24 hours a day. Keeping the Public safe and the protection of children will be a huge risk.

The location does not provide for two way traffic of large farm machinery and event traffic that could include large coaches. There is a pinch point. Traffic will back up onto the highway. Public nuisance and Safety will be at risk

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6. [REDACTED]
7. [REDACTED]
8. There are no planned "blue routes", nor is there space for "blue routes" to be put in place. Emergency services will be disadvantaged at providing support when required. Public safety will be put at risk
9. The applicant's statement states that they are seeking to "minimise" public nuisance. i.e. They do expect to cause some kind of public nuisance. NO public nuisance should be introduced to any location by any event.
10. There is no stated process how CCTV will be managed. Public safety is at risk along with Child protection without a clear managed process.
11. The proposed DPS for the event location has NO previous experience of managing this type of location, nor the staff involved in delivering the facilities services. All the key objectives will be at risk, it is a bit like giving a child a box of matches and saying "don't hurt yourself". Professional, experienced management MUST be in place.
12. Noise generated from the event location will be a Public Nuisance. The general background noise across the whole of Sandon village is less than 30db from around 21:00. If the licence is approved a condition should be imposed that the noise limit generated by the event is less than 40db with a low frequency condition at all times of less than 60db.
13. The statement that the development "was submitted with the application qualifying the extensive employment and service benefits arising for the local community and wider area", is negated by the harm in introducing public nuisances, safety and putting children at risk and will not provide economic benefits to the local community, only that of the owners.
14. No address or provision has been made for security outside the premise's location. The local vicinity will be at risk of the increase to Crime and disorder by the added attraction of the event venue not only by guests from the event but by outsiders being attracted to such an event location.
15. The organiser's statement makes claims that "special effects" will be used. Any outside effects, lighting, fireworks or music will be a public nuisance, and a risk to public safety to the people living in the local vicinity

In summary, there is [REDACTED] a church and numerous residential properties all that will be impacted, [REDACTED]. Public nuisances will be introduced, crime and disorder will increase, Public safety will be at a higher risk and the risk of Children's safety and protection will rise.

Regards

Ian Dell  
Clare Cottage  
Roe Green  
Sandon  
Herts  
SG90QG

Green End Farm  
Green End  
Sandon  
SG9 0RQ

23.09.19

Dear Sir / Madam

Ref: Sandon Bury Farm Ltd. ref: 9891.

We wish to **OBJECT** to this PREMISES LICENCE APPLICATION for the following reasons:

- [REDACTED]
- The location of the venue in the centre of a quiet tranquil village is inappropriate for numerous events throughout each week.
- There will be a massive increase in noise from guests leaving the venue by car, taxi and coach.
- Increased traffic noise late at night through dead quiet villages.
- You can't call a taxi to come to Sandon at night – [REDACTED]
- [REDACTED]
- Light pollution from car headlights (many local homes are right on the road edge).
- Music travels a considerable distance – we have already experienced this from the "Sandon Fields" events – which is over 2 miles away but we can hear from our house. The Bury is even closer to us.
- [REDACTED]
- [REDACTED]
- Excessively long licensing hours (currently requested from 8am until 11.00pm on Sunday to Thursday event days and until midnight on Friday & Saturday event days).
- Lack of a drinking up period. Sale of drinks should stop well before the event end time.
- Drunk guests may be ejected from the premises resulting in problems villagers will be forced to deal with.
- Due to the location of the event venue, Police, when called by affected neighbours, or the venue staff, will take a long time to arrive.

Yours faithfully

Mr S M Wilson and Ms S Waddington

**Molly Shiells**

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**From:** clare boscawen <[REDACTED]>  
**Sent:** 23 September 2019 18:34  
**To:** Licensing  
**Subject:** Sandon Bury Farm Ltd. ref: 9891

Clare Boscawen  
 Wheat Hill  
 Sandon  
 Hertz  
 SG9 0RB

Dear Sir/Madam,

Sandon Bury Farm Ltd. ref: 9891

I am writing to raise an objection and strong concern for the Premises Licence Application

Sandon is just a quiet, sleepy village with a very small number of residents and many of who are over 70 years old. So to allow an all day/late night licence I think can raise some serious issues for such a small community.

**1. The Prevention of crime and disorder.**

I am concerned that excessively long licencing hours have been requested, asking for a licence from 8am - 11pm Sunday to Thursday and 8am - midnight on Fridays and Saturdays. With the type of functions that will be taking place, allowing these long hours will encourage uncontrolled, excessive alcohol consumption. It goes without saying the dangers to the local community this could create. A number of these drunk revellers may well be ejected from the function and left to roam the village, creating a disturbance that the villagers, many of whom are old will have to deal with. And then if there was a real problem, due to the remote location of the venue it will be hard for the police to get there in a reasonable time if the disturbed neighbours call the police. Also, with All Saints church remaining unlocked it is a concern that ejected revellers would do some damage. I strongly believe these hours should be considerably reduced to ensure the peace and safety of the local community.

2. Public safety and preventing children from harm.

[REDACTED]

And with all the vehicles pouring into what is a bottleneck at the site entrance could cause even more backing up of cars into the road.

[REDACTED]

3. The prevention of public nuisance

As I have said in a previous letter, in such a tranquil, peaceful village to have the noise pollution that will never be controlled, because it cannot be, the disturbance for the villagers will be huge. There are many young children and many old people who will be listening to a thumping base music late into the night whilst they are trying to sleep. It is unfair on them, who are just trying to live their lives. It is critical that all noise from live bands and discos is carefully controlled to protect the locals, winding up early and starting late.

[REDACTED]

I would really appreciate it if you could take all the above into account, the dangers involved and the lives that may well be threatened before a decision is made.

Many thanks for your kind

Clare Boscawen

**Molly Shiells**

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**From:** Tony Searle <[REDACTED]>  
**Sent:** 23 September 2019 13:04  
**To:** Licensing  
**Subject:** Licence Application 9891 - Sandon Bury Farm

I'd like to register an objection to this application on the following grounds:

**PUBLIC NUISANCE**

- The location of the venue in the centre of a quiet tranquil village is inappropriate and exacerbates the possibility of public nuisance.
- The playing of live and recorded music should also stop well before the event end time – and start later.
- Noise from guests leaving the venue by car, taxi and coach. Traffic noise late at night through dead quiet villages.
- Noise from guests in the Bury Garden and the effect on the Church.
- Exclusion of guests from the Bury Garden after 6pm will rely on staff 'policing' and will be hard to enforce.
- [REDACTED]

**PROTECTION OF CHILDREN FROM HARM**

- Incompatibility of children and a working farmyard
- [REDACTED]

Best regards  
Tony Searle

Highland Barn  
Sandon  
Herts  
SG9 0RH

Jubilee House

Rushden Road

Sandon

SG9 0QS

Monday 23 September 2019

Dear Sir/Madam,

**Licence Application Number 9891**

We wish to object to the licence application for the Events Venue at Sandon Bury Farm Sandon.

We feel such events should not be held in the middle of a residential area in a small, relatively remote rural village like Sandon.



Given that the venue site will still be in use as a working farmyard and surrounded by open fields it is difficult to see how the premises can be secured enough to ensure that attendees will not be allowed to leave the premises and disturb the neighbours. If alcohol, and possibly drugs, are involved over a long period of time, some disorderly behaviour has to be anticipated and it is not acceptable if all that will be done is to eject disorderly individuals from the event itself with no consideration as to what might happen once the individual has left the venue. Sandon is some way from the nearest police station so considerable damage could be done to either property or residents before the police could arrive to deal with the matter.

We do also have concerns as to how the events venue will co-exist with the working farmyard. We fear that in the short term, parking will be an issue on the site, resulting in an overspill into the village centre compounding the parking issues on Rusdhen Road.

In recent years there have been incidences at other farms, relatively nearby, where carelessly discarded cigarettes have caused fires in crop field and completely destroyed the entire crop. As the guest car park is located next to a field used to grow cereal crops there is a real risk that a serious fire, which would spread rapidly and result in harm to lives and property, could be caused by guests smoking in the car park. We don't see how guests can be prevented from smoking outside the buildings.

In terms of public nuisance, noise does travel considerable distances in the countryside. Sandon village is very quiet, particularly after 11.00 p.m. when most houses are in darkness. Those that are not in darkness are quiet. The noise of traffic going through the village from 11.00 p.m. onwards would be extremely intrusive. We do feel that it will be impossible to prevent guests from wandering around outside 'after hours' and it is inevitable some noise will escape from the buildings themselves whatever the soundproofing. Nor can the noise from traffic be eliminated. This means that the surrounding area will be subjected to increased noise, both from the venue and from the comparatively large increase in the volume of traffic on the roads, including over the weekend. At times this noise will continue throughout the night into the early hours of the morning. We live near the venue and in the past have clearly heard, to the extent that we knew what was going on when, the noise from the annual fete, when it was held at Sandon Bury and the family weddings that took place in the Black Barn, so we fully expect to hear noise from the venue and the increased road traffic. Whilst we would not complain about occasional events, we do feel that regular events would be particularly intrusive to us, personally, and to the village

Finally, the darkness of the night sky is valued by those of us who are amateur astronomers and like to search the night sky.

The light pollution caused by the venue will be damaging for all. Given that areas unpolluted by light are few and far between in the UK, every attempt should be made to preserve those that do exist.

Regards

Derek & Lydia Pollard

41  
Tel: [REDACTED]

Willowdene  
Green End  
Sandon  
Buntingford  
Herts  
SG9 0RQ

24<sup>th</sup> September 2019

Licensing Officer  
North Hertfordshire  
Council Offices  
Gernon Road  
Letchworth Garden City  
Herts  
SG6 3JF

Dear Sir/Madam,  
Licensing Application No. 9891 Sandon Bury Farm  
Premises License for Events Venue - Objection

We write to object to the granting of a premises license for events at the above venue. I am aware generally of the content of the objection submitted on behalf of the Sandon Matters Group and wish to associate myself with the matters raised in it. This is a joint objection made by both myself and my husband James Stuart Latta.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



The sale of alcoholic drinks should terminate one hour before the end of the function and music should cease sufficiently long before the end of permitted use of the premises to enable the orderly departure of attendees and necessary tidying up and closing down of staff within the permitted time.

Yours faithfully,

Elizabeth Mary Latta

James Stuart Latta.

## Molly Shiells

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**Molly Shiells**

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**From:** Anne Chamberlain [REDACTED]  
**Sent:** 22 September 2019 12:30  
**To:** Licensing  
**Subject:** OBJECTION TO CONDITIONS OF PREMISES LICENCE - THE BURY

I would like to object to the conditions of the premises licence for The Bury on the following grounds:

#### PREVENTION OF PUBLIC NUISANCE

There will be a public nuisance from the noise and activity of the venue which is situated in a tranquil village.

There will be low frequency noise which will travel a considerable distance. The sound enclosures which are proposed will not stop the noise from invading the homes of residents living nearby. The music playing music period should be restricted to reflect this.

The licensing hours requested are very long with no drinking up period.  
The selling of alcohol should finish well before the event to stagger the guests leaving.

The hours requested would mean that people have the opportunity to drink all day and can come out and walk around the village at any time. People who have been drinking tend to be loud. This will disturb residents.

There will be traffic noise late at night when people are leaving and light pollution from headlights. Many people live right on the edge of the roads involved.

Exclusion of guests from the Bury Garden after 6pm will be hard to enforce and will rely on staff who will be busy elsewhere.

#### PROTECTION OF CHILDREN FROM HARM

[REDACTED]

Thank you for considering my above objections.

Yours sincerely,

Anne Chamberlain

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## Molly Shiells

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**From:** David Boscawen [REDACTED]  
**Sent:** 22 September 2019 13:24  
**To:** Licensing  
**Subject:** Sandon Bury Farm Ltd. ref: 9891

David Boscawen  
Wheat Hill  
Sandon  
Hertz  
SG9 0RB

Dear Sir/Madam,

Sandon Bury Farm Ltd. ref: 9891

I am writing to raise an objection and strong concern for the Premises Licence Application

Sandon is just a quiet, sleepy village with a very small number of residents and many of who are over 70 years old. So to allow an all day/late night licence I think can raise some serious issues for such a small community.

### 1. The Prevention of crime and disorder.

I am concerned that excessively long licencing hours have been requested, asking for a licence from 8am - 11pm Sunday to Thursday and 8am - midnight on Fridays and Saturdays. With the type of functions that will be taking place, allowing these long hours will encourage uncontrolled, excessive alcohol consumption. It goes without saying the dangers to the local community this could create. A number of these drunk revellers may well be ejected from the function and left to roam the village, creating a disturbance that the villagers, many of whom are old will have to deal with. And then if there was a real problem, due to the remote location of the venue it will be hard for the police to get there in a reasonable time if the disturbed neighbours call the police. [REDACTED]

[REDACTED] I strongly believe these hours should be considerably reduced to ensure the peace and safety of the local community.

### 2. Public safety and preventing children from harm.

[REDACTED]  
[REDACTED] And with all the vehicles pouring into what is a bottleneck at the site entrance could cause even more backing up of cars into the road, [REDACTED]  
[REDACTED]

### 3. The prevention of public nuisance

As I have said in a previous letter, in such a tranquil, peaceful village to have the noise pollution that will never be controlled, because it cannot be, the disturbance for the villagers will be huge. There are many young children and many old people who will be listening to a thumping base music late into the night whilst they are trying to sleep. It is unfair on them, who are just trying to live their lives. It

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is critical that all noise from live bands and discos is carefully controlled to protect the locals, winding up early and starting late.

[REDACTED]

Please, please take into account the lives of the locals that can be seriously disrupted by long licencing hours.

Many thanks for your kind consideration,

David Boscawen

**Disclaimer:** You are receiving this email because you have either consented to receive communications or have previously conducted business with us. All data is processed in accordance with our privacy policy. If you no longer wish to receive emails from us, please email [REDACTED]

The content of this email and any attachments are CONFIDENTIAL and may contain privileged information. If you are not the addressee it may be UNLAWFUL for you to read, copy, distribute, disclose or otherwise use the information contained herein. The content of the message and or attachments may not reflect the view and opinions of the originating company or any party it is representing. If you are NOT the intended recipient then please email back to [REDACTED]

[REDACTED]

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**Molly Shiells**

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**From:** Chloe de Uphaugh [REDACTED]  
**Sent:** 22 September 2019 10:19  
**To:** Licensing  
**Cc:** [REDACTED]  
**Subject:** Objection to the Premises Licence Application

To whom it concerns,

I am writing to object to the Premises Licence Application for Sandon Bury Farm (Sandon Bury Farm Ltd. ref: 9891).

My address is:

Danyells  
Sandon  
Buntingford  
Herts  
SG9 0RF

My objections are as follows:

The noise pollution from an event such as this one would disrupt a village like Sandon which has always been very tranquil and quiet. The long licensing hours would be a real issue as the music would play far too late and the bass would travel through the ground to nearby houses, disrupting all the neighbours.

[REDACTED]

Finally, there is the issue of the wedding guests themselves who will likely cause problems in the village when drunk and leaving the venue, creating yet more disturbance for the village.

I hope you consider this objection email and all the other ones with it as I cannot see how Sandon Bury Farm Wedding Venue will work safely and successfully in a village like Sandon. [REDACTED]

[REDACTED]

Yours sincerely,  
Chloe de Uphaugh

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## Molly Shiells

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**From:** Bryan Norman <[REDACTED]>  
**Sent:** 23 September 2019 10:29  
**To:** Licensing  
**Cc:** 'Sandon Action Group'  
**Subject:** Sandon Bury Farm Ltd ref: 9891

Victoria Norman  
Partridge House  
Sandon  
Buntingford  
Herts  
SG9 0RA

### Objection

The peaceful village which we came to live in five years ago will be radically changed by the venue [REDACTED]  
[REDACTED]

Four areas are, as I am sure you know, listed by Sandon Action Group. They will all be affected if consent is granted under the Licensing and Gambling Acts.

The turmoil of [REDACTED] noise will be bad enough, but to allow events seven days a week with such long hours will disrupt life for the village inhabitants.

Victoria Norman

47

**Molly Shiells**

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**From:** Bryan Norman [REDACTED]  
**Sent:** 23 September 2019 10:38  
**To:** Licensing  
**Cc:** 'Sandon Action Group'  
**Subject:** Sandon Bury Farm Ltd. ref: 9891

Bryan Norman  
Partridge House  
Sandon  
Buntingford  
Herts  
SG9 0RA

Objection

[REDACTED]

[REDACTED]

[REDACTED]

Bryan Norman

**Molly Shiells**

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**From:** Sam Boscawen [REDACTED]  
**Sent:** 22 September 2019 13:43  
**To:** Licensing  
**Subject:** Sandon Bury Farm Ltd. ref: 9891

Sam Boscawen  
Wheat Hill  
Sandon  
Hertz  
SG9 0RB

Dear Sir/Madam,

Sandon Bury Farm Ltd. ref: 9891

I am writing to raise an objection for the Premises Licence Application

I am twenty years old and have grown up in Sandon for the last fourteen years. [REDACTED]

[REDACTED] My  
objections are therefore as follows:

**1. Public safety and preventing children from harm.**

[REDACTED]  
[REDACTED] And with all the vehicles pouring into  
what is a bottleneck at the site entrance could cause even more backing up of cars into the road,  
[REDACTED]

**2. The Prevention of crime and disorder.**

I am also concerned that excessively long licencing hours have been requested, asking for a licence from 8am - 11pm Sunday to Thursday and 8am - midnight on Fridays and Saturdays. With the type of functions that will be taking place, allowing these long hours will encourage uncontrolled, excessive alcohol consumption. It goes without saying the dangers to the local community this could create. A number of these drunk revellers may well be ejected from the function and left to roam the village, creating a disturbance that the villagers, many of whom are old will have to deal with. And then if there was a real problem, due to the remote location of the venue it will be hard for the police to get there

in a reasonable time if the disturbed neighbours call the police. [REDACTED]

[REDACTED] I strongly believe these hours should be considerably reduced to ensure the peace and safety of the local community.

### **3. The prevention of public nuisance**

Finally, in such a tranquil, peaceful village to have the noise pollution that will never be controlled, because it cannot be, the disturbance for the villagers will be huge. There are many young children and many old people who will be listening to a thumping base music late into the night whilst they are trying to sleep. It is unfair on them, who are just trying to live their lives. It is critical that all noise from live bands and discos is carefully controlled to protect the locals, winding up early and starting late.

[REDACTED]  
[REDACTED]  
Please ensure that the safety of all us young can be protected by controlling this premises licence application.

Many thanks for your kind consideration,

Sam Boscawen

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**Molly Shiells**

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**From:** Eliza de Uphaugh [REDACTED]  
**Sent:** 21 September 2019 17:46  
**To:** Licensing  
**Subject:** Sandon Bury Farm Ltd. ref: 9891 objection

Dear Laura,

[REDACTED]

[REDACTED]

[REDACTED] I hope you will not grant this license. If you do, however, I would be most grateful if, amongst the other conditions added, a telephone number could be provided so us neighbours can ring to report incidents? Very many thanks, Eliza de Uphaugh – Danyells, Sandon, Buntingford, Herts SG9 0RF

East Barn  
Gannock Green  
Sandon  
Hertfordshire  
SG9 0RH

North Hertfordshire District Council  
Licensing Authority – Licensing and Enforcement  
PO Box 10813  
Nottingham  
NG6 6DW  
licensing@north-herts.gov.uk

22<sup>nd</sup> September 2019

**OBJECTION to Licence Application – Sandon Bury Farm Ltd, Ref 9891**

I am writing to register my **objection** to the licence application made for the premises of Sandon Bury Farm for the following reasons:

**Public Safety**

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

### Public Nuisance and Prevention of Crime and Disorder

- Clearly the traffic implications outlined above will generate additional noise pollution and service vehicles with audible reverse warnings will exacerbate this.
- The intended use of the premises will inevitably generate significant noise from music associated with celebratory events and the gathering of large numbers of people.
- The intended use of the premises for an events venue means that noise generated will be late at night in an otherwise quiet village. In particular, disturbance from noise and lights of vehicles during night time will be generated.
- There is a potential for anti-social behaviour from visitors attending events that could have a direct impact on the village given the very central location of the premises in an otherwise quiet rural location.
- There is the potential for guests who have consumed too much alcohol upon leaving the venue – or on being removed from the venue – to undertake disorderly or criminal behaviour which cannot easily be addressed given the rural location and the time it would take for any police presence.

### Summary

[REDACTED] The rural village centre location is an inappropriate for an events venue and would have multiple adverse impacts arising from the proposed development. Consequently, I **OBJECT** to this licence application on the grounds set out here and I trust you will give due consideration to these comments.

Yours sincerely,

Anna Rusted Smallwood

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## Molly Shiells

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**From:** Daisy de Uphaugh <[REDACTED]>  
**Sent:** 20 September 2019 19:25  
**To:** Licensing  
**Cc:** [REDACTED]

To whom it may concern,

I live next to Sandon Bury Farm and we are all worried about the disruption this development will bring to our little community.

If it was something we could all join in with and go along to, like a pub or restaurant, it might be different, but we are just going to have to put up with noise and [REDACTED] with no benefits at all to the village.

[REDACTED]  
[REDACTED]  
[REDACTED] If you do grant it can it please be for maximum 100 people?

Many thanks,  
Daisy de Uphaugh

Sent from [Mail](#) for Windows 10

**Molly Shiells**

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**From:** Jake de Uphaugh [REDACTED]  
**Sent:** 22 September 2019 21:39  
**To:** Licensing  
**Cc:** Sandon Action Group  
**Subject:** Sandon Bury Farm Ltd. ref: 9891

To whom it may concern,

I live close to Sandon Bury Farm and implore you to refuse a license. It is an inappropriate development given that it is in the middle of a sleepy village. My bedroom is on the road and can imagine nights of disturbed sleep. Not only from the people milling around the venue, having a cigarette and the general noise of the party, but also when people leave with the music turned up loud in their cars to carry on the party, trying to find a taxi and loud discussions of about the event. Please do have a look at this and also, if you do pass it, provide a number we can ring when we are all up in the middle of the night?

Yours gratefully,  
Jake de Uphaugh  
Danyells  
Sandon  
SG9 0RF

Sent from [Mail](#) for Windows 10

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## Molly Shiells

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**From:** Bridget Rigby [REDACTED]  
**Sent:** 22 September 2019 17:25  
**To:** Licensing  
**Subject:** Letter of Objection - Sandon Bury Farm Ltd - Ref: 9891

Dear Sirs

I believe that the Premises Licence Application for the above address raises some serious concerns and I would object on the following grounds:-

1. [REDACTED]
2. The village is some miles from the nearest police station and therefore any nuisance created by the venue will be difficult to police and the response time is likely to be very slow.
3. I understand that the planning consent at the weekends requires the venue to be closed by midnight. It is essential therefore that the licence terminates at least 30 minutes before this to allow drinking up time and the venue to be cleared.

Please ensure that the above comments are taken into consideration.

Yours faithfully

Mrs Bridget Rigby  
Redfearns  
Roe Green  
Sandon  
Herts SG9 0QJ

Bridget Rigby  
Mobile: [REDACTED]  
Email: [REDACTED]

**Molly Shiells**

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**From:** James de Uphaugh <[REDACTED]>  
**Sent:** 22 September 2019 18:45  
**To:** Licensing  
**Subject:** Premises Licence Application – Sandon Bury Farm Ltd. ref: 9891 – LETTER OF OBJECTION

Danyells  
 Sandon  
 Buntingford  
 SG9 0RF

**Premises Licence Application – Sandon Bury Farm Ltd. ref: 9891 – LETTER OF OBJECTION**

I write to object to the granting of the licence in its current form. The licence application put forward by Rural Solutions should be rejected when considered through any one of the four licensing objectives.

I will focus on a mere two of the many points that could be made against the licence application. Firstly, under the objective of "prevention of crime and disorder", Rural Solutions are asking for alcohol to be available for sale from 8am to midnight on a Friday and Saturday. So that is 16 hours when people can drink alcohol. To attempt to mitigate this absurd request on hours that alcohol can be sold, the applicant's consultant puts great emphasis on the undertaking that "all staff will be well trained". The reality is that an events machine such as Sandon Bury will be reliant on a few permanent staff at best who may have some training on this matter but the vast bulk of the staff will be shift workers and this segment will be high turnover. So imagine a guest who gets stuck into booze at breakfast and settles in. At the proposed closing time that person could well have consumed a gargantuan quantity of booze. What level of promised training is really actually going to kick in? What will more that likely happen is that the person will leave the Premises and any unruly behaviour then promptly becomes Sandon Village's problem. Specifically, neighbours (of which I am one) are likely to be the ones calling the Police and realistically Police response times will be long. The applicant should have suggested that alcohol could only be sold between 11am and 11pm on Friday and Saturday at the very least if they were genuinely wanting to try and prevent crime and disorder.

Secondly, under the lens of Public Safety, in the application Access will apparently be "strictly controlled". I would urge the councillors responsible to visit the site because by doing so they will realise that this is practically impossible to achieve indeed it is inevitable that there will be dangerous bottlenecks at the site entrance with cars, taxis, coaches and the like backing up into a busy road. Traffic chaos is likely.

In summary this application needs so many extra conditions to be attached to make it even vaguely workable that I think the only sensible solution is for the Licensing authorities to throw the application out at this stage and ask Rural Solutions to come back with an application that is realistic in scope and sympathetic to the host Village of Sandon. I would also like to be notified of when the formal hearing is taking place as I would potentially like the chance to speak to expand on the many points that needed to be stacked up against this unsafe application.

Your Sincerely

James de Uphaugh

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James de Uphagh

[REDACTED]

To view 5 year performance numbers please visit your [REDACTED] tranet portal or for pooled funds mentioned in this email, please see the relevant fund factsheet by visiting [REDACTED]. Please remember that past performance is not a guide to future performance. The value of investments and the income derived from them may fall as well as rise and you may get back less than originally invested.

[REDACTED]

[REDACTED] authorised and regulated by the Financial Conduct Authority. The information in this email and any attachments is confidential and is intended solely for the addressee. If you are not the intended recipient please contact the sender or contact [REDACTED]. For further information please visit [REDACTED].

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**Molly Shiells**

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**From:** Steven Rigby [REDACTED]  
**Sent:** 23 September 2019 10:02  
**To:** Licensing  
**Subject:** Fwd: Letter of objection - Sandon Bury Farm Ltd. Ref: 9891

Sent from my iPhone

Begin forwarded message:

**From:** [REDACTED]  
**Date:** 22 September 2019 at 17:41:49 BST  
**To:** [licensing@north-herts.gov.uk](mailto:licensing@north-herts.gov.uk)  
**Cc:** [REDACTED]  
**Subject:** Letter of objection - Sandon Bury Farm Ltd. Ref: 9891

Dear Sirs

I write to object to the licensing application at the above address. I believe the premises application should be rejected or subject to reduced hours and conditions to make it appropriate for the location.

[REDACTED]

[REDACTED]

[REDACTED]

Also, at events such as this there is inevitably an element of antisocial behaviour and the location in the centre of the village miles away from the nearest police presence is clearly inappropriate.

I also object to the license and the time being the same as the planning. It is essential that there is a shorter licensing period so that guests can drink up and leave the venue within the time stipulated in the planning consent.

Please take these comments into consideration at the licensing committee as they represent genuine safety concerns.

Yours faithfully

Steven Rigby  
Redfearn  
Roe Green  
Sandon

55

Herts SG9 0QJ

Sent from my iPhone

## Molly Shiells

We used to live in Sandon/Roe Green and we still live near enough to hear the bells of the church next to Sandon Bury. The last pub in the village shut some 20 years [REDACTED]

Two others blights normally arrive in such communities with drink licenses. The noise of music and if drink is served and consumed outdoors, that noise will be unrestricted across a wide area which will be at least over the whole village, let alone the wider rural community.

The planners allow no new housing in Sandon so there can be no new residents. This means that all the staff serving the alcohol and food, let alone playing the music will also be competing for space on the same inadequate road system.

The only sensible solution if any license at all is to be granted to this farm is to restrict any license to 1 or 2 days each week and for an audience of some 60 people as [REDACTED]

Lodge Farm  
Broadfield  
SG9 9RD

**Molly Shiells**

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**From:** Amy Wilson [REDACTED]  
**Sent:** 20 September 2019 00:08  
**To:** Licensing  
**Subject:** Re Sandon Bury Farm Ltd. ref: 9891

To whom it may concern,

Re: Objection to Licencing proposal for Sandon Bury Farm Ltd. ref: 9891

I am writing to object to the above licencing proposal on the following grounds.

#### 1. PREVENTION OF CRIME AND DISORDER

- The requested 15 hours + per day duration is excessive. There is grave concern amongst local residents (my family home is in the village) that these could lead to an increase in drunken disorderly behaviour & drink driving in the locality.
- There is a concern that the rural location will compound the risks and disruption associated with this as no policing is based near to the village.
- Measures should be in place to markedly limit alcohol consumption & increase sobering up time to reduce the impact.
- Lack of a drinking up period. Sale of drinks should stop well before the event end time.
- The venue location, next door to a church [REDACTED] - causes additional concerns.
- 

#### 2. PUBLIC SAFETY

- A licensed venue of this nature is designed to attract large numbers of people. [REDACTED]

[REDACTED]

- The entrance is at the hub of the village further increasing the risk.

[REDACTED]

#### 3. PREVENTION OF PUBLIC NUISANCE

- The location of the venue in the centre of a quiet village is inappropriate and increases the likelihood of public nuisance.

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- No adequate solutions have been identified to reduce both low frequency noise (deep base) from music and noise from guests outside the venue. Proposals to prevent guests using the Garden after certain times of day will require constant staffing and appear unrealistic. As such music licensing & drinks licencing should be limited and end early evening.
- Risk of disruption due to noise from guests leaving the venue by car, taxi and coach. Traffic noise late at night through dead quiet villages is a real concern. There is also a concern relating to light pollution from car headlights (many local homes are located on the road edge).
- 

#### 4. PROTECTION OF CHILDREN FROM HARM

- I am concerned to note that the venue proposes to host events with guests (including children) alongside operating the farm as a working farm. It is not clear from the proposal how efforts will be made to make sure that child guests do not have access to areas of the working farm which could represent a risk to them.
- [REDACTED]

I would be grateful if these concerns could be taken into consideration.

Best Wishes,  
Dr Amy Wilson,  
40 Marlborough Rd,  
Sheffield,  
S101DB

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**Molly Shiells**

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**From:** Fi Lambert - [REDACTED]  
**Sent:** 19 September 2019 19:13  
**To:** Licensing  
**Subject:** Objection to Sandon Bury Farm Ltd ref:9891

[REDACTED]

Fiona Lambert

Sent from my iPad



## Sandon Parish Council

Parish Clerk Helen Stubbings.  
17 Dark Lane, Sandon  
Buntingford  
SG9 0QT

Chairman James de Uphugh

NHDC Licencing Department  
Gernon Road  
Letchworth

17<sup>th</sup> September 2019

Dear Case Officer

### Premises Licence Application - Sandon Bury Farm

Sandon Parish council has noted the application for a grant of a premises licence for the premises known as Sandon Bury Farm.

Sandon parish council supports this application provided that the attached conditions apply to any licence granted.

The reasons for this are as follows: -

[REDACTED]

[REDACTED]

Whilst the Parish Council regrets that the applicant did not engage with the village in partnership in seeking the most suitable terms for the licence the applicant has helpfully produced a statement in support of the premises licence application through Rural Solutions. This identifies the practical ways in which the venue has sought to meet the four criteria for the granting of a licence. The Parish council asks that the precautions listed there also form conditions to the licence. To assist the parish council would wish to speak at any hearing to determine the most suitable conditions to be imposed.

Notes on the specific conditions sought.

Condition 8. The management plan makes it clear that the events venue is for a maximum of 150 guests and there should be no back sliding on this condition. It is wrong to say that the numbers are advisory only. They are specified in the management plan and the impact on the locality and propensity for public nuisance and the measures put in place to prevent this are all based on this figure. To allow it to rise would require a reworking of many other conditions.

Condition 21 – the recycling of glass is a potential for nuisance by noise and there should be specific provisions as to the timing of such activity.

Condition 30 – to minimise the propensity for nuisance to neighbours by parking outside the venue or for cars and other modes of transport loitering with engines running at any time, there should be a bar on any venue parking or waiting outside the venue itself. The management plan has carefully identified parking and other transport methods which it maintains will be adequate for the intended events so there should be no need for the small lanes and verges to be used by those attending events.

Condition 32 – see Comments for Condition 30 supra

Yours sincerely

Helen Stubbings, Clerk  
On behalf of Sandon Parish Council

#### Attachments

1. Schedule of Conditions which the parish council asks be attached to any licence granted.
2. Conditions imposed on the development by NHDC planning authority
3. Applicant's management plan.
4. Rural solutions statement August 2019.

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#### SCHEDULE OF CONDITIONS SOUGHT BY SANDON PARISH COUNCIL

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- A. FROM THE STATEMENT IN SUPPORT OF PREMISES LICENCE APPLICATION – SANDON BURY FARM, SANDON August 2019
  1. Notices: Clear legible notices to be displayed outside the venue indicating the normal hours under the terms of the premises licence within which licensable activities (namely the playing of music) are permissible (i.e. the Operating Schedule).
 

8.00 – 23.00 Sunday to Thursday; and  
8.00 – 00.00 Friday, Saturday and any day preceding a bank holiday.  
For the service of alcohol the hours will be 11.00am to 11.30pm on Friday, Saturday and any day preceding a bank holiday and 11.00 to 22.30 on other days.  
The notices will include office hours and emergency out of hours telephone numbers for the Designated Premises Supervisor. A copy of the relevant public liability and employers' liability insurance will also be displayed.
  2. Staff training. All staff to be trained to ensure that guest behave appropriately. Staff to ask guests to use and leave the premises in an orderly and respectful manner;
  3. CCTV. A CCTV system to be installed to monitor entrances, exit and other parts of the premises (e.g. till areas). The system to be a standard capable of facial recognition and to be accompanied by appropriate warning signage (in the form of A4 sized notices in public areas and at entrances). The system to be installed and operated in accordance with industry standards and maintained in working order;
  4. Alcohol sales. Staff to be well trained in recognising inappropriate behaviour and alcohol not to be sold to drunk or intoxicated guests. Guests not to be permitted to take open

- containers of alcoholic or soft drinks from the premises and alcohol consumption to be restricted to within the premises only. Drinking vessels to be made of toughened glass, plastic or other materials to ensure that no sharp edges occur when broken. Any glass bottles used to be retained and disposed of on the premises.
5. Incident recording. An incident book to be maintained by the management staff detailing all occurrences of disorder including details of refused alcohol sales. The incident book to be kept on the premises at all times and to be available for inspection by the Council.
  6. Lighting. The external areas of the venue to be provide with additional security lighting. Lighting to be provided to pedestrian walkways and parking areas to an appropriate level to reduce the risk of crime and theft.
  7. Access. The entrance to the events venue to be strictly controlled by staff at all times during an event. In relation to each event taking place, the number of guests to be confirmed from the client in advance of the function taking place so as to allow the number of people at the venue to be controlled and managed in accordance with fire evacuation procedures.
  8. Capacity. No more than 150 guests to be admitted per event. The number of guests to be confirmed by the client in advance of the function taking place and a record of the number of guests on site to be kept at all times, including details of any disabled people to ensure adequate arrangements can be made to enable their safe evacuation in the event of an emergency.
  9. Emergency procedure. All staff to receive appropriate training about emergency and general safety precautions and procedures. All escape routes and exits to be kept clear and unobstructed at all times. Internal gangways within the seated area of the venue to be similarly unobstructed. All exit doors to be easily openable and to be regularly checked. All fire doors to be maintained and details of safety checks kept in a log book. In the event of the outbreak of fire or water loss the fire brigade/fire control centre will be contacted at once. Access for emergency vehicles to be kept clear and free from obstruction. The venue's emergency procedure to be set out in a public safety risk assessment in accordance with the Council's statement of licensing policy.
  10. Decoration. All decorations to be arranged so as to ensure no obstruction to exits, fire safety signs or fire-fighting equipment.
  11. First Aid. An adequate and appropriate supply of first aid equipment and materials to be available on the premises at all times and checked regularly to ensure that packs are full and undamaged in any way. Staff to be safety trained and at least one trained first aider to be on duty when the public are present. If more than one first-aider is present, the management team to ensure their respective duties are clearly defined.

13.

14. Special effects. Appropriate risk assessments to be undertaken if any special effects equipment is proposed to be used during an event. The use of any such equipment to be arranged and stored so as to minimise any risk to the safety of the audience, performers and staff.

16. The telephone number of a local reputable taxi operator to be provided to the benefit of the guests.

17. Noise. No live or recorded music to take place in outside areas except for music accompanying outdoor ceremonies. In this instance, ceremony music will be limited to maximum of one hour and only permitted between the hours of 10.00 and 20.00 on an event day ( ). A noise limiter to be installed within the acoustic enclosure (with the Black Barn) (in accordance with condition 7 of the consent) and to be calibrated and set to the satisfaction of the LPA and in the presence of an LPA officer. The limiter not to be removed, adjusted or replaced without consultation with the LPA ( ). Doors and windows to be kept closed (during an event within the events space) to reduce noise nuisance. The use of the venue to cease in accordance with the operating schedule (2300 Sunday-Thursday and 00.00 on weekends and days preceding a bank holidays) and bar sales and the provision of alcohol will cease 30 (thirty) minutes in advance of this so as to ensure timely departure. Alcohol not be consumed off the premises and use of the outdoor areas to be strictly controlled by staff at all times. After 6pm guests will only be allowed to congregate outside in the fully enclosed courtyard and the management and staff to strictly enforce against congregations of guests in any other area. Late night access to Sandon Bury House and the gardens to be limited to residents only.

18. Notices. Clear and legible notices to be displayed at all exits requesting patrons to respect the needs of local residents and to leave the premises and area quietly. Staff to be trained in asking guests to be respectful and leave the premises quietly.

20. Deliveries. To be restricted to the hours of 08.00 – 20.00 Monday to Friday and 08.00 – 18.00 on Saturdays. No deliveries or collections to take place on Sundays and Bank Holidays in order to minimise disruption to local residents ( ).

21. Litter Bins. Bins to be provided both inside and directly outside the premises. Regular litter checks to be undertaken by staff; guests not to be allowed to take alcohol off the premises. The recycling of bottles into receptacles outside the premises to take place at times that will minimise noise disturbance.

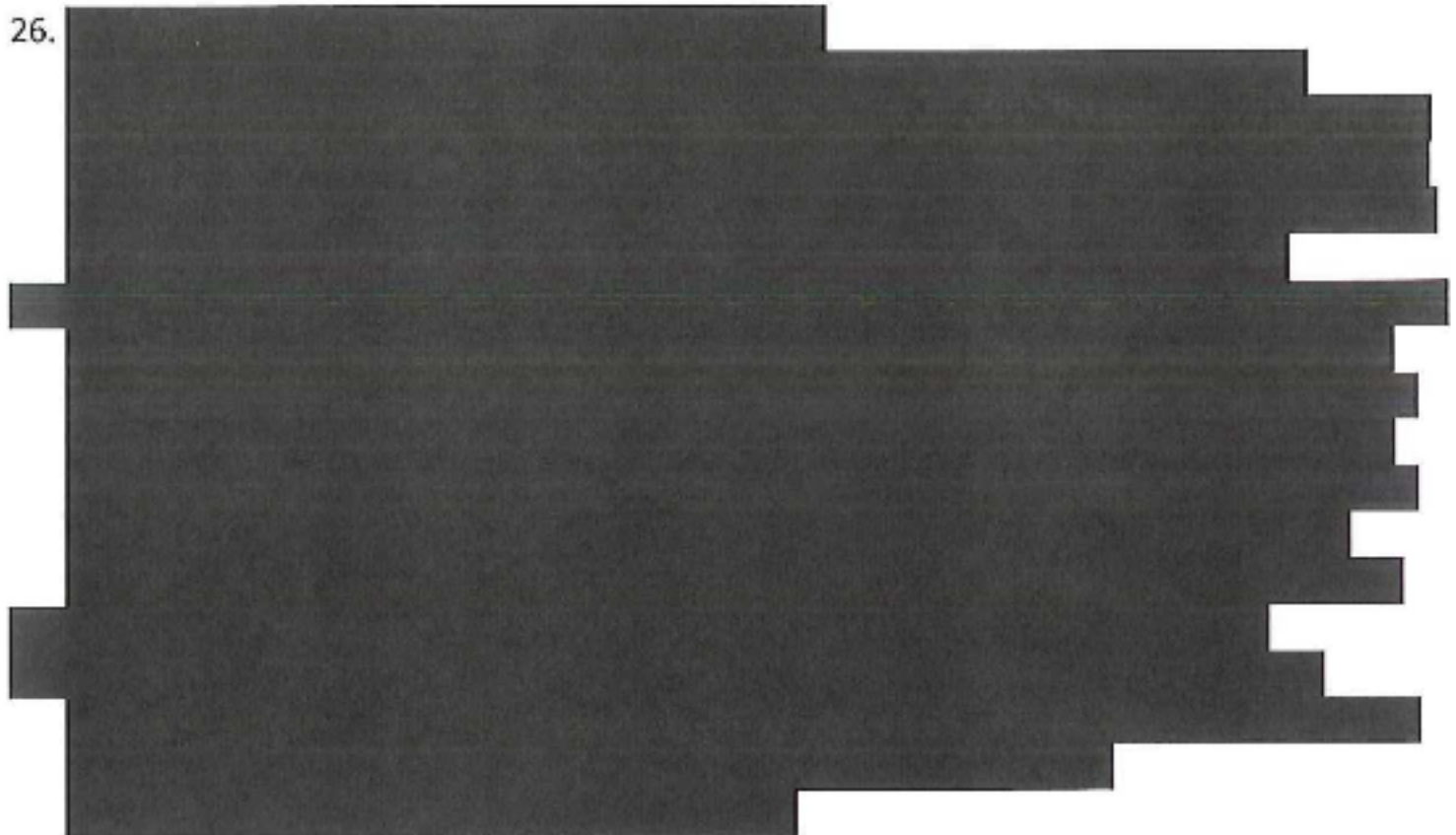
22. Proof of age. A 'challenge 25' policy to be in place with relevant signs displayed in bar areas. Acceptable ID (a card bearing the PASS hologram, a photographic driving licence or a passport) to be required from anyone who is over 18 but looks under 25. Staff to be well trained about the requirement for persons' identification, age establishment etc.

23. Age restriction. The events taking place at the venue will concentrate on family celebrations with a wide age range of guests. Children under the age of 12 to be required to be accompanied by a responsible adult at all times.

24. Emergency Procedure. A record of all children on site at any one time to be kept at all times to ensure that all children are accounted for in case of an evacuation or emergency.
25. Safeguarding. Suitable management controls to be in place to safeguard children guests against the risk of child sexual exploitation (SCE) including awareness training for staff, regular patrols of the premises by staff to identify risks and any vulnerable children, close monitoring of guests as they leave the premises and the recording and reporting of concerns to the police.

(B) ADDITIONAL PROVISIONS FROM THE PLANNING CONSENT AND MANAGEMENT PLANS

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C. CONDITIONS IMPORTED FROM THE RURAL SOLUTIONS MANAGEMENT PLAN INCORPORATED INTO THE DECISION NOTICE OF NHDC (LPA) - see the final paragraph of the Decision para 5 which states

NB "Applicants' attention is drawn to the Management Plan submitted as part of the planning application. The scheme shall be operated in accordance with the Management Plan. Any failure to operate accordingly may lead to enforcement action by the Local Planning Authority".

Accordingly the Management plan is part of the planning decision. It is to be found at s 7 of the Rural Solutions Planning and Ecology Statement dated February 2018 and posted on the NHDC planning portal a copy of which is attached hereto. The following are the key provisions but the plan in its entirety is to be observed.

29. No private parties or birthday parties for those under the age of 30.

[REDACTED]

31. Any coaches transporting guests or staff to or from an event to be organised by Sandon Bury Farm, and to pick up and drop off within the event premises

32. Entrance (and departure) to (from) the events venue to be strictly controlled by staff at all times during an event. Specifically all attendees to be notified in advance of the event of the available travel options [REDACTED]. Arrivals and departures [REDACTED] to be controlled by staff and to take place within the venue premises, arrival and departure strategies to be organised in advance [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

37. No fireworks, Chinese lanterns or other pyrotechnics at any time.

38. A designated smoking area to be provided in the courtyard to be supervised by staff at all material times.

39. After 6 pm non-resident guests only to be allowed outside in the fully enclosed courtyard, all other outside areas to be unavailable until departure at which time access to car parks only to be provided.

40. A designated first aider to be on site at all times.

41. A residents' liaison officer to be appointed and a dedicated residents' email address provided by notices at the venue and in the local Sandon Gazette and directly to neighbouring properties for the reporting of any issues or concerns in addition to the emergency telephone number referred to above.; residents' concerns to be addressed promptly. Residents may make appointments to visit the venue and discuss any matters with management.

Conditions offered by applicant as part of the application so automatically appear on the licence

[REDACTED]

Conditions that would only appear with agreement from the applicant

OBJECTION to the Licensing Application Sandon Bury Farm Ltd Ref 9891 for the following reasons:  
This application is for alcohol consumption and the playing of live and recorded music at any time from 8.00 am to 23.00pm on any day of the year. Fridays and Saturdays till Midnight. If approved it has the potential to negatively impact on village life.

**Anti-social Consequences of Music and Alcohol**

Noise from revellers and music will affect nearby residents' rights to peaceful enjoyment of their homes.

Since the village Church is very close to the Barn there will be conflict between Church activities Marriage, Christening, Funerals etc. and the playing of music and the inevitable alcohol fuelled noise from event participants. This degrades the heritage setting and has the potential for great distress for churchgoers.

**Public Safety**

**Children's Safety**

The actual site events may also encourage children into areas that pose extra danger.

Barry Mellor, The Carriers, Green End, Sandon, Buntingford, Herts, SG90RQ

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We object to this license on the grounds of Public Nuisance, and Public safety.

Christopher Cannon, Eastview, Mill End, Sandon, Buntingford, SG9 0RN

#### PREVENTION OF CRIME AND DISORDER

I do not agree with the requested licensing hours. These seem excessively long and could lead to drunken behaviour affecting local residents. The lack of a drinking up period is likely to lead to people drinking more than usual - buying drinks just before the end of the event then quickly downing the drinks so that they are not wasted. This will increase the number people affected by alcohol at the end of the event. As the location is very remote, any complaints due to drunken behaviour will take a long time to be responded to by police. As the venue is close to the centre of the village, any drunken behaviour by people leaving the event (either at the end or during the event) will have a significant affect on local residents.

#### PUBLIC SAFETY

#### PREVENTION OF PUBLIC NUISANCE

It is very unlikely that public nuisance can be avoided if the venue is allowed the excessive licensing hours they have requested, including being licensed right up to the time that the venue closes (with no drinking up time). This is bound to lead to drunken behaviour and people leaving the venue who have had too much to drink. Given the location of the venue being in a quiet country village, this is sure to lead to a public nuisance. I understand that it is intended to exclude guests from the Bury Garden after 6pm but given that the guests will have been drinking and excluding guests will rely on staff 'policing', this will be very hard to enforce.

#### PROTECTION OF CHILDREN FROM HARM

Children need to be protected from guests who will have been drinking,

Jim Farquhar, Harrowdene, Green End, Sandon, Buntingford, SG9 0RQ

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It concerns me that Alcohol is available for the total length of the Premises Licence application, there should be at least a half hour cut off time for the supply of Alcohol before the Premises licence application time closes. The application for Music "E" and "F" outdoors until 2300hrs Monday to Thursday and Midnight, Friday, Saturday, and Bank Holiday Sundays is unacceptable, this should at the latest be 2100 Hrs for any Day of the week and feel that on any Sunday the outside music should be finished by 1900hrs

Robert Wornham, Yew Tree Farm, Green End, Sandon, SG9 0RG

I object to this application on the following basis; Excessively long licensing hours (currently requested from 8am until 11.00pm on Sunday to Thursday event days and until midnight on Friday & Saturday event days). Lack of a drinking up period. Sale of drinks should stop well before the event end time. [REDACTED]

[REDACTED] There is a bottle neck at the site entrance. Taxis, cars, coaches and deliveries all access at the same point and inevitably could back up onto the road. The location of the venue in the centre of a quiet tranquil village is inappropriate and exacerbates the possibility of public nuisance. The playing of live and recorded music should also stop well before the event end time – and start later. Noise from guests leaving the venue by car, taxi and coach [REDACTED] Light pollution from car headlights (many local homes are right on the road edge). Noise from guests in the Bury Garden and the effect on the Church.

Rob Wharton, Micklefield, Payne End, Sandon, SG9 0QU

Object to the proposed alcohol licensing hours extending to the end of an event rather than stopping 30 minutes or 1 hour before the end of an event. Object to the licensing hours starting at 8am. Object to music outside the venue as it is adjacent to the village church where funerals take place.

Jayne Wharton, Micklefield, Payne End, Sandon, SG9 0QU

66.

The site of the proposed venue being in the middle of a quiet village is inappropriate for its intended purpose. [REDACTED]

[REDACTED]

Jules Davidoff, Old Inn House, Redhill, Buntingford, SG9 0TH