

Charney Bassett Parish Council

Charney Manor: Premises Licence Application

Residents Views (to 26th March 2021)

No.	Date	Comment
1a	13.03.2021	<p>Being a resident in Charney Bassett - I think that I like everyone else living in Charney Bassett, and close to the Manor, would have serious reservations and concerns about recent the Society of Friends - Charney Manor licence application.</p> <p>Even without a licence some people attending courses at the Manor have in the past caused noise and disruption into the early morning with boisterous drunken escapades in the gardens. It is a worry that the Manor cannot control their residents even in this unlicensed situation.</p> <p>Allowing music until 1am on up to 20 occasions would be very disruptive to a lot of residents in Charney Bassett. There is virtual silence in Charney Bassett after nightfall and this is one of the benefits of living here.</p> <p>Any noise generated by events at this time of night will carry a long way and it will not end at 1am. There's the issue of trying to marshal people away from the Manor and getting cars and taxis until at least 2am will prove to be very disruptive. The manor doesn't have a lot of residential space so most people will be driving to the event.</p> <p>Who will manage the bars and security should a licence be granted? Who will marshal and control noise levels. If external providers are coming in to do this service they will have little respect for the Charney Bassett residents.</p> <p>There is no mention of numbers attending these events but I fear external marquees (with no acoustic properties) with large gatherings will be noisy enough even without alcohol and music.</p> <p>This application is all about increasing revenue for the Society of Friends and the Manor trustees. It is not for the overall benefit of the Charney Bassett residents in fact it will have the opposite effect.</p> <p>Does the licence sit with the property or the trustees ie if the trustees were to sell who has the licence.</p> <p>Although we try as locals to maintain a good relationship with the Manor I think that if granted the relationship will disappear.</p> <p>Please consider these concerns when looking into this licence application.</p>
2a	13.03.2021	<p>My attention has been drawn to a recent application to the Vale of White Horse District Council for an alcohol licence for the Charney Manor, application number LAPREM/13530/21.</p> <p>My property backs on to Charney Manor, adjacent to Charney Wick. As such I have the following observations:-</p> <ul style="list-style-type: none">• Before the virus arrived, most weekends we were able to hear quite clearly community singing, use of bells etc emanating from the Manor and associated with communal retreats. This is in itself of no particular concern

		<p>however it does indicate how far noise will travel in the village. If the music and alcohol consumption is contained inside the buildings this should be less of an issue, however if it's the case that doors/windows can be opened and or there is some permissivity to have a bar or a band outside then it is quite possible that the noise could be very obtrusive especially later in the evenings</p> <ul style="list-style-type: none"> • My understanding is that the request asks for an extended licence for 20 weekends per year. This clearly offers some form of mitigation, however it does seem quite a lot compared to how the Manor operates today • Given that there is no public transport to Charney Bassett, the distance from any significant community of any population and the lack of policing in the area, I'm quite concerned that such a licence may lead to a significantly increased risk of drink driving in and around the village and surrounding villages, so some special training or guidance to staff around the issue of drink driving and taking appropriate action if they have legitimate concerns of such activity would be appreciated • Given the beliefs of the current owning organisation, I can only believe that the desire to obtain the licence must be associated with an attempted property sale to a new owner who may have other development plans or needs for the property. It would be good if there could be some clarity about what other regulations exist on change of use which could for e.g. involve the property becoming a full time hotel/country resort • I am also concerned as a village resident the impact this might have on the viability of our public house, especially as it looks to recover from the financial challenges of the current pandemic <p>All of this of course needs to be balanced against opportunities for work for village residents and the general vitality of the village. As a supporter of local village activities, it has been noted that the Manor has become a less supportive member of the community with respect to use of its' facilities putting increasing constraints on its use for activities such as the Village Fete, and don't appear to be overly interested in engaging the local community in its' activities. Perhaps a more constructive approach to engagement with the village may reduce some of the concerns associated with this application</p>
3a	13.03.2021	<p>Living very close to grounds of Charney Bassett Manor and having experienced a few disruptions in the past, we would have concerns that if this license application is granted disruption could escalate.</p> <p>We often have Manor guests driving onto our property thinking its the entrance to the manor, so better car parking & signage for guests would be necessary. Also we have had a very persistent drunk manor guest banging on our door after midnight looking for the manor on his way back from our local pub, we would not want to see more incidents like this.</p> <p>If the license were to be granted for the drinking of alcohol and music, at events, in the manor buildings and grounds then increased noise could be a major issue given that the gardens are just a few meters from nearby houses. There would also be concern that future events as with a few past events fireworks were let off within yards of the houses where spent fireworks landed on our cars and roofs.</p>

		<p>The Manor Events would need a responsible person to control behaviour and noise levels. If the events were for large numbers control could be difficult and the effect on nearby residents significant. The good relationship built up between the manor and the village residents could suffer.</p> <p>We would like to put forward these concerns for consideration with this license application.</p>
4	16.03.2021	<p>I wish to object strongly to Charney Manor's request for a Licence to play amplified music until as late as 01:00 am at hospitality events up to twenty times per year.</p> <p>Regarding licensing to sell alcohol. If this were to be approved, we would request that the alcohol be made available only until 23:00, and that after 23:00 there should be no access to the Manor gardens; that is, people leaving the Manor building should make their way directly to the car-park or to their accommodation. This is because the Manor gardens share a 140m boundary with noise-sensitive residential areas, and the Manor garden paths and lawn areas run as close as 25 m to several residences. In addition, visitors to the Manor will often be unaware of their proximity to residences, thinking themselves "right out in the country", since the residences are shielded from view by tall shrubs, which however do not provide sound shielding.</p> <p>The remainder of this letter relates to what I consider would be a high probability of unacceptable noise-nuisance should a licence to play amplified music at Charney Manor hospitality events be approved.</p> <p>The parts of the licence application I have been able to view to date on the VWHDC LAPREM website where the Manor's application is lodged, ie LAPREM/13530/21, do not make it clear where the "hospitality" and amplified music (and, I assume, PA/amplified public address) would occur. The Manor holds most larger group events in their barn loft. This barn loft seems to have very little sound insulation, and the large roof windows are often opened by users to provide ventilation, particularly in the warmer seasons. The result is that even unamplified music produced by small instrumental and choral groups is easily heard not only from the gardens of several adjoining properties, but also within their homes. Since this almost always ceases by 23:00, and the music genteel rather than heavy rock, the nearest residents have accepted this situation over the past decades.</p> <p>The case of amplified music going on potentially to 01:00 am is entirely different.</p> <p>The Manor will apparently be required to commit to Item 17 in the proposed conditions for the licence, viz</p> <p><i>Live or recorded music from regulated entertainment shall not be audible at the boundary of the nearest noise sensitive property, so as not to cause a disturbance to local residents. The premises licence holder or his/her representative shall conduct regular assessments of the noise coming from the site on every occasion they are used for regulated entertainment. Appropriate steps shall be taken to reduce the level of noise where it is found to be heard at the boundary of the nearest residential property.</i></p>

		<p><i>extremely</i> effective sound insulation, plus improved ventilation or air-conditioning to eliminate entirely the need (or wish) to open any of the loft roof windows, would both be required. The Application Condition Item 19, which I assume requires that all doors and windows should remain closed, seems to be impractical as far as doors are concerned (how do people come in and out?), and would no doubt be ignored regarding windows if the entertainment space became any warmer than comfortable during the event. [The version of Condition 19 that I can access in the website is truncated, viz: <i>19. During periods of regulated entertainment all doors and windows in those areas shall re]</i></p> <p>Even with sound insulation it would still seem difficult for the barn loft to conform to the requirements of para 17 above, given the both power of modern sound systems and the proximity of my home (my boundary is within 55 m of the barn loft, and my entire home lies within just over 90 m of the barn loft). I would foresee an endless cycle of complaints from my household, disturbed by late night noise from the Manor's barn loft, answered by protestations from The Manor that the loft <i>has</i> been "soundproofed" and conforms to the requirements. There could even be arguments about the way that "inaudible" doesn't actually mean that "you can't hear it", but depends on sound duration, sound frequency or whatever.</p> <p>Given the ease with which sound travels in the generally quiet village of Charney Bassett, particularly in the evenings, I would also foresee complaints from the wider community of Charney Bassett.</p> <p>I urge the council to think very hard before considering spoiling the peace of a small, rural village.</p>
5	19.03.2021	<p>We have been shocked and saddened to learn that the Management and Trustees of Charney Manor have decided not to discuss nor communicate with our Parish Council or the Village Community prior to applying for this Licence. Throughout the History of the Village the Manor has always been an integral part of the Village way of life and we have previously always managed to maintain very good relationships and ongoing communication. It wasn't so long ago that all the Management and Staff of the Manor were from either Charney Bassett and other local Villages. Our home is directly opposite the main entrance/exit of Charney Manor and we have lived here for 20 years, always maintaining an excellent relationship with the Manor. My Wife previously worked for the Manor. Whilst seeing changes to how the Manor operates over the last 20 years we have always been supportive.</p> <p>We are blessed with quietness throughout our Village and surrounding area, especially over the Weekends although we know from experience that when the occasional party does occur in or close to the Village (within a mile or two) we can all hear it, but as they are occasional and for local people it's never been an issue.</p>

	<p>We would not want to object to the Manor getting a Licence as we can see the need and benefit for both visitors and residents. However, what could prove to have a disastrous impact for us and our Village is if the "20 Events" and "very late hours drinking and live music" were to be allowed.</p> <p>Based on the licence application detail, potentially the Months of May to September, which is prime time for Weddings and Significant Birthday Parties could be filled with such Events of large groups for most Weekends. In addition there is of course pre and post event activity. So our beloved Weekends of peace and quiet, often shared with Family & Friends and fellow Villagers will likely be ruined by the background noise and activity in and around the Manor. It would be accurate to suggest that the entire Village would be able to hear the noise from such events. There would be significant impact on homes along the Lyford Road where the Manor entrance and exit is situated. Also homes along Main Street and Orchard Close where their gardens back directly onto the Manor grounds will all be immediately impacted.</p> <p>It will also impact on residents walking , visiting walkers, horse riders, horse & cart riders, cyclists and of course general road traffic, of which collectively are considerable in number especially at Weekends.</p> <p>Given the manner in which the Management and Trustees have chosen not to communicate with the Village and the lack of detail in respect of certain arrangements within the License application, we can only assume the "Worst case scenario" with regard to the plans of the Manor for the future. We therefore have the following specific concerns –</p> <ul style="list-style-type: none"> • Hours: Events to finish at 1am in the morning plus potentially 1.5 hours later for stragglers and leavers, worse still those staying on site, remaining outside for even longer? • Events: What constitutes an event? Is there any limit on size/numbers of people attending? Timescale a day or days? • Frequency of Events: 20 Events per year is excessive and if seasonal as is anticipated would mean most weekends throughout May to September (usually the best weekends weatherwise), the Manor would be holding Events and as a consequence be disrupting the peace and quiet of the Village. • Where/location: Where will these events take place? Presumably larger events which these are likely to be, will probably need to be held outside in marquees or similar structures given the Manor currently doesn't have a large capacity in any one of its buildings? Current buildings used to only have a maximum capacity of 50 and 30 in differing structures. Are there likely to be Glam tents and or Yurts sited around the main buildings?
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		<ul style="list-style-type: none"> • Parking: Would not be possible along the Lyford Road leading to the entrance/exit of the Manor as the road is not sufficiently wide enough for two vehicles without doing damage to grass verges, let alone larger delivery vehicles and definitely not some of the significantly larger farming vehicles which cannot get passed parked vehicles even in current times. Extra parking would have to be within the Manor grounds. • View: Currently ours and passers-by view from the Lyford Road of the Manor is of a beautiful period property, surrounded by wonderful gardens and paddock and located next to distant views across open countryside. This would be impacted by new parking areas and outlying temporary structures if placed at the front or side of the gardens/paddock close to the Lyford road, changing forever the very rural view of the Manor. • Governance: Who and how many will steward such events to ensure licensing requirements met? Who will ensure governance of number of events being held per year? The licence which has been requested does not clearly stipulate any number limits on groups or governance other than "Reasonable noise"? • Impact on local homes/village: Noise and people activity disturbance, road congestion, possible lack of respect for Village environment by non-local visitors? Possible dramatic change to individual home and Village environment especially at weekends, homes losing market value because of changed environment and locality to a "big event venue" versus current "quiet and peaceful surroundings" • The impact on our Home: We live in a period Cottage directly opposite the footpath and driveway entrance/exit to the Manor. All of our bedrooms, kitchen and living rooms back on to Lyford Road and all rear windows face the Manor, which are only a matter of metres away from the entrances/exits. So when the big Events finish at say 1am in the morning we could be faced with another hour or more of significant noise from hangers on and leavers. No doubt this will impact on many other households too. <p>Having lived in this beautiful location within the Village for 20 years and raised children and now grandchildren in this wonderful place it is our intention to spend the rest of our lives here. The possible consequence if the current licence request were to be granted will likely have a disastrous impact on our home life and future plans.</p> <p>All of the above concerns will potentially have such a negative impact on the Village and again because the Management and Trustees of Charney Manor have failed to communicate/consult with the Parish Council and Villagers before applying for this Licence, suggests a change of future approach which is very different to the integral relationship of the past, hence our deep concern as to how the future now looks for our village.</p>
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2b	20.03.2021	<p>Thank you very much for your recent email (below) and for your advice related to planning application LAPREM/13530/21.</p> <p>I must admit that it's not clear to me whether I have to raise a formal objection for my comments to receive appropriate consideration by the relevant authorities.</p> <p>However, as a owner of a property adjacent to the manor grounds (my house and garden back onto the edge of the Manor next to the Charney Ditch on the side closest to the main road through the village), I have become aware of the attached provision from the VWHDC Standard Hospitality Licence Requirements, in particular the provision related to live or recorded music</p>

		<p>"Live or recorded music from regulated entertainment shall not be audible at the boundary of the nearest noise sensitive property, so as to cause a disturbance to local residents"</p> <p>As noted in my original email, pre Covid we could clearly hear unamplified hymn signing and chanting during the day, it is inconceivable that any amplified music will not be even more audible especially if played outside in the Manor guardian. While I could accept for the general prosperity of the village occasional weekend activities, having the ability to do this every other weekend to up to 1 am in the morning I do not regard as appropriate. Therefore I have the up to date version of the VWHDC then I will be objecting on the grounds the proposed application cannot possibly meet the above requirement. I would not necessarily object to a more limited licence allowing amplified music on a fewer number of weekends to say 11 pm, however as I understand it that is not a relevant point for the current application at present but may be relevant to a potential next phase</p> <p>By the way if as part of the process the applicant or the council wish to conduct noise assessments from my property I will be very happy to allow appropriate access to the relevant parties</p> <p>If I need to fill in a particular form with respect to the objection and/or you need further clarification please let me know</p> <p>Thanks very much in advance</p>
6	23.03.2021	<p>I am contacting you in connection with the recent licensing application made by Charney Manor for a licences to sell alcohol and provide amplified recorded or live music, up until 1am, on up to a maximum of 20 occasions per year. The licence affects the premises at Charney Manor, Charney Bassett, Oxfordshire OX12 0EJ and I understand has a reference of LAPREM/13530/21.</p> <p>We are near neighbours of this property and although we don't share an actual physical boundary with Charney Manor, we are in very close proximity to it. We have read the application and are writing to say that, whilst we can understand the desire of the owners of the Manor to explore other areas of income to supplement their usual sources, we have concerns that, if granted, this license would cause a nuisance to ourselves and other local residents. We are of the opinion that it would not, in practice, be possible for the Manor to comply with the VWHDC standard requirement "Live or recorded music from regulated entertainment shall not be audible at the boundary of the nearest noise sensitive property, so as to cause a disturbance to local residents." Given the very close proximity of the neighbouring properties and the power of amplification used at such events it is difficult to see how this requirement could be complied with, even if such events are restricted to indoors. We are also concerned about possible noise and disturbance from attendees, especially under the influence of alcohol, at such events using the garden area of the Manor, which is immediately adjacent to neighbouring properties.</p>

		<p>We also have concerns about the inevitable increase in vehicle traffic to and from the premises, particularly late at night and possible parking off the premises on the local road, if on site facilities proved inadequate.</p> <p>In summary we object to the granting of this application.</p> <p>Please advise if you require a hard copy of this email to be sent by post.</p>
2c	24.03.2021	<p>Dear Mr Brown,</p> <p>Thank you so much for taking time out of your evening to explain to interested parties here in Charney Bassett the licencing approval process. Based on your input I now wish to formally make representation against (object to) this application (LAPREM/13530/21) on the grounds of public nuisance outlined in the attached photo of the VWHDC requirements. Specifically, and as per my original email</p> <ul style="list-style-type: none"> • Noise: <ul style="list-style-type: none"> • Our property backs onto the Manor Grounds next to the Charney Wick. Before the virus arrived, most weekends we were able to hear quite clearly community singing, use of bells etc emanating from the Manor and associated with communal retreats. This is in itself of no particular concern however it does indicate how far noise will travel in the village. If the music and alcohol consumption is contained inside the buildings this should be less of an issue, however my recollection of the Manor is that it is not blessed with air conditioning and the requirement for doors and windows to remain shut is impracticable in summer months. However as I understand it the requirement is that the noise should not cause a disturbance beyond the boundary line with other properties. Clearly this is somewhat conditional on the time of day however late at night over the years in Charney we have clearly been aware of occasional noise from parties at adjacent properties or indeed one off parties in adjacent fields which have made sleep difficult. As it happens our bedroom is the closest room in our house to the boundary with the Manor • It is not clear to me in the application whether or not any music/entertainment and drinking would be permitted outside, especially in marquees or tents closer to our adjoining boundary. If that is part of the license request I would strongly object to that. We can hear clearly noise from voices, general garden maintenance activities etc so without doubt amplified music would have an impact on our ability to sleep at night • Nuisance: <ul style="list-style-type: none"> • Given that there is no public transport to Charney Bassett, the distance from any significant community of any population and the lack of policing in the area, I'm quite concerned that such a licence may lead to a significantly increased risk of drink driving in and around the village and

		<p>surrounding villages. To this extent I am surprised that the Police have not raised any concerns with respect to general public safety</p> <ul style="list-style-type: none"> • It is not clear to me where evening guests would park and whether there is enough space in the manor. If not that would mean significant parking issues in Lyford Road and potentially further afield which could create access issues for residents • Also if a license is granted to 1am, there would be significant congestion, noise and disturbance with cars leaving the Manor for at least an hour afterward in a wholly residential area. I know from personal experience that noise in the village has increased due to increased “rat run” traffic at usual peak travel times. The reduction due to the pandemic has been most notable, so it is without doubt that any traffic on the Lyford Road or Main Street in the middle of the night would have a significant impact on the peace of the village <p>Therefore while I would not object necessarily to a licenced bar for residents up to 11pm, the application as stands is not appropriate for the area in which the Manor is located. I believe that 20 events per year is excessive in the extreme given that the vast majority of such events would be held in the summer months, and anything after 11pm is excessive for a village as secluded and wholly residential as Charney Bassett. It provides the opportunity to change the pattern and usage of the Manor significantly than has been the case hereto.</p> <p>Finally, I am also concerned as a village resident the impact this might have on the viability of our public house, especially as it looks to recover from the financial challenges of the current pandemic.</p> <p>Please advise if this email is appropriately worded to be accepted by you as a formal representation</p>
7	25.03.2021	<p><u>Premises Licence (LAPREM/13530/21) Charney Manor OX12 0EJ</u></p> <p>As residents of Charney Bassett, living just one quarter of a mile from Charney Manor, we would like to submit this representation. It consists of an objection within the criteria of Public Safety and Prevention of Public Nuisance.</p> <p>1. Public Safety</p> <p>The entrance to Charney Manor is on a very minor road - Lyford Road - on a blind bend, where the road is very narrow. The 30 mph limit is only 50 or so yards in an easterly direction, so there is a likelihood of fast traffic approaching from the village of Lyford and the A338. There are no street lights. To increase the amount of turning traffic at this location can only add to a hazardous situation.</p> <p>2. Prevention of Public Nuisance</p>

		<p>Charney Bassett is a most peaceful village, especially in the evenings and at weekends. It is a refuge from the clamour of day-to-day life and part of what makes Charney Bassett special. In fact, it is one of the reasons why Charney Manor can promote itself as being in "quiet and peaceful surroundings - a haven of tranquility". The potential of twenty events (which could take place every weekend between May and September) will destroy that peace. Not only the peace enjoyed by the adjacent properties, of which there are many, but also that of the village as a whole. The site of Charney Manor is not large, and the grounds abut neighbouring properties. It will be impossible for sound to stop at the boundary of neighbouring properties, as suggested in the application. The Manor is an old building. It is not well insulated, and we know from previous events, that sound leaks through the walls and windows. We cannot see how windows can be closed in the middle of summer. And, at the end of an event, in the early hours of Sunday morning, say, the sound of many cars leaving The Manor at the same time, and driving through the centre of the village on their way to the A420, will be a real nuisance.</p> <p>3. Other</p> <p>Charney Bassett, a village of around 100 properties, already has licensed premises. The Chequers is well run, and provides drinks, food and accommodation, and supports the village in many ways. It hangs on to its survival by a finger nail, even during more normal times. Another licensed venue in the village could threaten its survival.</p> <p>We would be grateful if you could confirm that our representation will be lodged as an objection to this application. Will you also advise as to whether you will need a hard copy?</p>
3b	25.03.2021	<p>We would like to formally object to the granting of a hospitality license for recorded and live music because of the following concerns re: Attachment 3: VWHDC Standard Hospitality License requirements - item d) the prevention of public nuisance : The possibility of up to 20 events a year with amplified or live music would be extremely disruptive for the village residents. We moved to Charney Bassett in 2004 and it being such a peaceful location was a major reason, we do not want this ruined by an unsuitable site for these 'events' .</p> <p>We live very close to grounds of Charney Bassett Manor and experience ongoing disruptions, noise from rowdy guests is a regular nuisance especially in the summer months. We often have Manor guests driving onto our property thinking its the entrance to the manor - with more events this nuisance would likely increase.</p> <p>I don't believe the Manor 'Events' could be adequately controlled so that behaviour and noise levels are in accordance with VWHDC Standard Hospitality License requirements. If Marques were used the nuisance would be even greater. we believe that if this license application is granted disruption would escalate to the detriment of all village residents. The manor does not have a large car park so nuisance from cars parking along the road near the manor would be a major issue as the road is narrow. This could also be dangerous for entering or leaving our property. Cars leaving the events late at night will also cause noise nuisance.</p>

		<p>We would also object to the granting of a license to sell alcohol because of the following concerns: Alcohol already causes some nuisance when manor guests have their own supply or when returning from our village pub. We have had a very persistent drunk manor guest banging on our door after midnight looking for the manor lost on his way back from our local pub, incidents like this are likely to increase.</p> <p>If the license were to be granted for the drinking of alcohol and music, at events, in the manor buildings and grounds then increased noise could be a major issue given that the gardens are just a few meters from many nearby houses. There would also be concern that future events as with a few past events fireworks were let off within yards of the houses where spent fireworks landed on our cars and roofs - also another possible noise nuisance.</p> <p>If the events were for large numbers control would be difficult and the effect on nearby residents significant. The good relationship built up between the manor and the village residents could suffer.</p> <p>We would like to put forward these objections for consideration with this license application.</p>
1b	26.03.2021	<p>I would like to submit a formal objection to the granting of music and alcohol licences to the Society of Friends and Charney Manor. I have looked at the application and details contained therein.</p> <p>The main concerns I have revolve around the prevention of public nuisance. I refer to two specific clauses in the licensing application.</p> <p>6.1 Public nuisance is a broad concept, which concerns how the activity of one person (or business) affects the amenity of other persons living and working in the area of the licensed premises, for example, how noise from playing music interferes with another person's right to sleep, or adverse impacts from light or odour.</p> <p>17. Live or recorded music from regulated entertainment shall not be audible at the boundary of the nearest noise sensitive property, so as not to cause a disturbance to local residents. The premises licence holder or his/her representative shall conduct regular assessments of the noise coming from the site on every occasion they are used for regulated entertainment. Appropriate steps shall be taken to reduce the level of noise where it is found to be heard at the boundary of the nearest residential property.</p> <p>These are just two clauses referring to noise, light and odour. Should these music and alcohol licences be granted then all of these listed factors will not be able to be complied with.</p> <p>There are many properties bordering Charney Manor. The Charney Manor submission shows a map where the licensed areas will be. This map is misleading as it shows a limited view of the surrounding premises. This map shows the houses within a 300metre (approx) distance from the Manor (If you take the length of the tennis court to be 30m as a base measurement). Some properties are just a few metres of the Manor boundary.</p>

	<p>Past issues -</p> <p>Even without a licence some people attending courses at the Manor have in the past caused noise and disruption into the early morning with boisterous drunken escapades in the gardens. It is a worry that the Manor cannot control their residents even in this unlicensed situation.</p> <p>Allowing music <u>until 1am</u> on up to 20 occasions would be very disruptive to a lot of residents in Charney Bassett. 20 occasions basically equates to every weekend for 5 months. There is virtual silence in Charney Bassett after nightfall and this is one of the benefits of living here.</p> <p>Any noise generated by events at this time of night will carry a long way and it will not <u>end at 1am</u>. There's the issue of trying to marshal people away from the Manor and getting cars and taxis until at least <u>2am</u> will prove to be very disruptive. The manor doesn't have a lot of residential space so most people will be driving to the event. There are no public transport links so people will drive once they realise that taxis will be around £25/£30 to Wantage late at night.</p> <p>The Manor have stated that they will have 2 people on the premises to manage noise and drink availability. This does not sound like a safe level of management. Who will manage the bars and security should a licence be granted when the numbers are say even greater than 20 people? Who will be doing security when disturbances or fighting takes place? Who will marshal and control noise levels at the site boundary? If external providers are coming in to do this service they will have little or no respect for the Charney Bassett residents.</p> <p>I fear external marquees (with no acoustic properties) with large gatherings will be noisy enough just with attendees even without alcohol and music.</p> <p>This application is all about increasing revenue for the Society of Friends and the Manor trustees. It is not for the overall benefit of the Charney Bassett residents in fact it will have the opposite effect. The way that the application was submitted raises some concern. No approach was made to the Parish Council re the application. It was only by seeing the blue notification signs that anyone knew of the application. It is clear to me that the granting of a licence has one aim and that is to make it easier for the Society of Friends to sell the Manor.</p> <p>Although we try as locals to maintain a good relationship with the Manor I think that if the license were granted the relationship will disappear. We all know that the Covid virus has had a massive impact on businesses, people's freedoms, health, mental health and mindfulness. Obviously Charney Manor has not been able to host the same courses and have the same number of attendees in the past year. This has had an impact on revenue and this licensing application is seen by the applicants as a way to generate the lost revenue. At what price to the local community? I'm sure that this application and subsequent consequences are already having an impact on local residents mental anxieties. We are trying to steer away or manage these issues these days. Why impose the will of a few on the local residents? Is this really what the aims of The Society of Friends religion is based on?</p>
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8	26.03.26	<p>Prevention of Future Public Nuisance in Charney Bassett.</p> <p>We would like to object most strongly to the proposal to permit live music and late-night drinking for large groups of people at Charney Manor.</p> <p>Charney Manor is surrounded on three sides by residential housing. It is a completely inappropriate place for holding large, noisy, late-night events.</p> <p>Under present arrangements, the noise coming from the Manor during the events that are currently permitted certainly constitutes a nuisance. (Our boundary is approximately 50 metres from the Manor boundary).</p> <p>We are unable to see how, if the proposed events are allowed, Charney Manor could possibly comply with the need to avoid creating a Public Nuisance, as defined by Vale of the White Horse District Council.</p> <p>We see any noise disturbance as being detrimental to our way of life. Loud noises beyond 11:00 pm are completely un-acceptable. Some of us have to teach for a living, and any disturbance of sleep patterns is highly objectionable.</p> <p>Most of the people who live in this village came here to find peace and quiet. The proposed development will largely frustrate that quite legitimate objective. In doing so it will change completely the character of this village.</p> <p>We do not understand the need to go to quiet villages in order to play loud music.</p> <p>If the proposal is accepted there will almost certainly be a decrease in local property prices.</p> <p>This proposal has not been discussed in a friendly way with those appointed to represent the interests of the village.</p>