

22 April 2021

Dear Concerned Resident

Charney Manor – Application for a premises licence

I represent the Society of Friends who are trustees of Charney Manor in their application for the grant of a premises licence.

I understand that you have submitted a letter of representation against the grant of this application which will cause a hearing before the licensing sub-committee of the Vale of White Horse District Council in due course.

A licensing sub-committee will not entertain representations that are irrelevant. For a representation to be considered as relevant it must be about the 'likely' impact of the application sought upon the Licensing Objectives. 'Likely' is defined as 'probable'. It is for an objector to provide evidence of this likely effect at the licensing hearing, otherwise there is a legal presumption in favour of granting the licence, as there is no requirement for an applicant to show that there is a need for this licence.

The responsible authorities have each been served a copy of this application and have not raised any objections. These include the Police, Fire Officer, Planning, Environmental Health, Public Health and the Licensing Authority. All risks have been assessed and they have found that the submitted application meets each and every one.

I would ask you to keep this application in perspective. Charney Manor will largely continue to operate in the way that is familiar to you, as a retreat and conference venue, but instead of residents being invited to bring their own alcohol, the Society of Friends will be able to sell the alcohol and, in return, that supply will be subject to the strict and comprehensive conditions contained in their application. Charney Manor has never before been the subject of a premises licence and they ought not to be judged until they have done so.

Whilst the Society of Friends wish to reserve the right to hold a number of evening events, possibly wedding receptions or other private gatherings, they have instructed me to restrict the application so that regulated entertainment may only occur on up to 20 occasions each year and these will be strictly controlled in accordance with the conditions agreed with the responsible authorities to protect local residents from any possible nuisance.

Charney Manor is a valued part of the community and the Society of Friends wish for that to continue to be the case.

We very much respect your right to raise concerns but we are confident that the behaviour outlined in your representation is most unlikely ever to occur because the new licence, when granted, will bear a raft of conditions that are measurable, enforceable and proportionate. Importantly, they will be an effective tool in promoting the Licensing Objectives.

I have attached a summary of the conditions that have been offered to meet any potential risks, in case you have not had an opportunity to properly scrutinise the submitted application.

Catherine Hilliard, the Managing Trustee of the Society of Friends of Charney Manor, and I would be happy to speak with you. I believe that such communication would give us a constructive opportunity to identify common ground and to examine your concerns effectively, other than in the formal arena of a council hearing. If you are prepared and able to speak with us at any time, I would be grateful if you could confirm this by emailing me at mike.nickson@innconfidence.co.uk indicating a time when we may call you.

I enclose also a letter from Catherine Hilliard.

If, after having given consideration to our letters and the enclosed application detail, you feel sufficiently reassured and able to withdraw your written representation, please contact Richard.Brown@southandvale.gov.uk

Yours Faithfully, *Mike*

[Mike Nickson](#)

DIRECTOR, Inn Confidence

Inn Confidence Ltd

Edward Pavilion

Royal Albert Dock

Liverpool

L3 4AF

E | mike.nickson@innconfidence.co.uk

W | www.innconfidence.co.uk

T | 0151 558 1783



Mike Nickson is holder of the national BII NITA training award in respect of 'Social Responsibilities in Licensed Retailing'