

The Licencing Department
Kettering Borough Council
Bowling Green Road
Kettering
NN15 7QX

Application for Premises Licence, Barton Seagrave Village Hall

Dear sirs,

I wish place my objections to the above application as follows:

Public Nuisance.

A) Since the village hall opened we have noticed a mark increase in disturbance noise to our property.

Most recently on May 8th 2018 when Drum & Base noise from an aerobics class could be heard inside our house. Prior to this we had been disturbed by events taking place in the lounges that spilled out into the adjoining garden of the village hall and we have on these occasions been forced to leave our garden and go indoor. Whilst I'm to understand that the premises was built with noise regulating material it is negated by doors and windows being left open.

1. To allow regulated entertainments to take place until midnight would place an unacceptable burden on the quality of family and private life at surrounding residential properties. – This is a material objection.
2. Regulated Entertainment should be restricted to a maximum time of 22.00 Monday to Sunday to reduce to burden of noise and light disturbance on surrounding residential dwellings.
3. Enforcement action should be taken to ensure that doors and windows are not open whilst events and activities are taking place.

B) There is limited onsite parking for the village hall – the old community centre on Castle Way had access to over 100 parking spaces. To allow activities such as theatre, dance or movies would bring excessive vehicle movements beyond what is currently allowed for. This leads to the risk of vehicles being parked on surrounding streets where they would be moving late at night.

1. To allow regulated entertainment to take place until midnight would place a risk to traffic in surround streets and roads leading to traffic movement noise causing disturbance to residents – This is a material objection
2. The licensee should present an actionable traffic management plan before an entertainments licence is issued.

C) There is an intention to have alcohol on sale. In itself this may not be a cause for objection but the current site manager has stated that any sales will be bottles and cans only. This leads to a concern of open carry in the surrounding streets and the inability of Village Hall staff to prevent patrons leaving the site with open containers. This leads to a concern of noise nuisance of late at night and litter in neighbouring gardens.

1. The sale of alcohol at the times proposed would place an unacceptable burden on quality of family life and risk of disturbance through noise and litter – This is a material objection.

2. Sale of alcohol should be limited to a maximum time period of 18.00 to 22.30 Monday to Sunday
3. A condition shall be placed that the licensee is required to demonstrate a valid plan to prevent open containers leaving the building prior to a licence being issued.
4. A condition shall be placed that no off sales shall be allowed from the premises.

Crime and disorder.

In the last few years several incidents of alcohol related vandalism taking place on Polwell Lane have been reported to Northamptonshire police. These were primarily broken containers in the area around numbers 42, 44, 46, 48 Polwell Lane and the old farm track between 46 and 48 that once reopened to will allow access from Polwell Lane to the village hall

- Unless the conditions C3 and C4 are placed the premises there is the risk of increased alcohol related vandalism and littering around Polwell Lane and other streets adjoining the village Hall – This is a material objection.

Protection of Children from Harm.

As already stated the current site manager has stated that the intention is to only serve sealed containers such as cans and bottles.

The village Hall is an open to all site with no separate private members area or cordoned off bar. The site manager has stated that alcohol will be available from the same counter as the current café operates from.

- Without the implementation of conditions C3 and C4 along with regular checks on operation there remains a risk that children will be able to get alcohol from this premises through a third party – This is a material objection.

Public Safety.

As stated in the section B of Public nuisance there remains a concern regarding traffic movements and volumes of vehicle parking at the site. This is an issue that was raised in the original planning application but has yet to be fully addressed.

With limited onsite parking there remains a risk to public safety regarding vehicles being parked on or across junctions and the potential of vehicles being parked along the increasingly busy Polwell Lane leading to reduced vision for pedestrians and drivers.

1. The licensing of regulated entertainment at this premises is a risk to public safety due to the lack of available parking onsite leading to the potential for unregulated and unsafe parking in surrounding streets – This is a material objection.
2. The committee should consider deferring a decision on a licence until after the Village Hall management/licensee can provide a valid traffic management plan.
3. The committee should consider deferring a decision on a license until confirmation that all surround roads have been formally adopted and parking regulations can be put in place by the relevant authority.

I hope that Licencing officers will take my concerns into consideration and look at the options for movement I have proposed. I am happy to meet with Officers to discuss my letter and I wish to seek a way to find a resolution that benefits all concerned.

I would also stress that no member of the village hall committee or Barton Seagrave Parish council have made any effort to speak with residents prior to submitting this application, had they done so it is probable that some of my objections could have been resolved.

Please contact me at the above address should you wish to discuss my letter.

Yours faithfully