

27 FEB 2013

Geddington  
KETTERING  
Northamptonshire

The Licensing Department  
Kettering Borough Council  
Bowling Green Road  
Kettering  
NN15

Email: pamhopkins747@btinternet.com

25 February 2013

Dear Sir

Extended Licensing Buccleuch Enterprises Ltd

I live on Grafton Road, Geddington and events held at Boughton House have used this road and West Street to gain access.

The License application makes it plain that more events than ever are going to be planned and held.

We have traffic problems through our narrow streets, which we have been trying to resolve for some months now. I cannot but feel that this license will exacerbate the situation, unless a traffic management plan is put into place before the application is granted.

There was one event last year, *Tough Mudder*, when a tmp was in place, but it didn't work very well, damage was still done to property on West Street. Another event, a Vintage Festival, did not take place, partly due I understand, to a lack of a suitable tmp.

I hope you will insist on an approved tmp, that excludes additional traffic flow through the village of Geddington, before approving the application

Yours faithfully

Pamela Hopkins

## Russ Howell

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**From:** Pam Hopkins [pamhopkins747@btinternet.com]  
**Sent:** 28 February 2013 17:05  
**To:** Russ Howell  
**Subject:** Re: Premises Licence - Boughton House

Dear Mr Russell,

Thank you for clarifying the situation. If all that is planned comes to pass, we will have a quieter village, and stress-free residents, as a result.

Yours sincerely  
Pam Hopkins

PS One fine day a couple of years ago, Boughton Estates held a Ferrari Club weekend. No problems as they arrived in their ones and twos or fives. But when it came to leaving, it was another matter. Geddington village was holding one of its biennial fairs on the Sunday, which included closing West St and Grafton Rd to traffic for most of the day. When the prancing horses tried to navigate through the village, it was chaos and for some considerable time, we had wall-to-wall grumbling Ferraris. Some of the fastest cars on the road, creeping like snails. It was hilarious!

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

**From:** Russ Howell  
**To:** 'pamhopkins747@btinternet.com'  
**Sent:** Thursday, February 28, 2013 4:40 PM  
**Subject:** Premises Licence - Boughton House

Dear Ms Hopkins

I am in receipt of your letter of 25 February 2013 concerning the above and note the contents therein.

To clarify the points in your letter - the traffic management plan for Tough Mudder required traffic to enter the site from the Warkton to Slipton Road. The Vintage Festival was cancelled due to poor ticket sales, a full traffic management plan had been prepared and agreed with Northamptonshire Police and the Highways Authority for that event.

With regard to traffic management plans, I would advise as follows.

The licence as proposed requires Boughton Estates to provide a Traffic Management Plan for each event which must be agreed by the responsible authorities before any event can go ahead.

The proposed condition on the licence in relation to traffic states:

A traffic management plan (TMP) will be prepared by the event organiser and approved by the SAG (safety advisory group) for each event. The TMP will include information regarding minimising the disruption to local residents including the requirement that every TMP will require signage at junctions in Geddington on the A43 to advise all event traffic to use identified routes and that there is no access to Boughton House Events via Geddington. The TMP will also require that existing Brown Signs to Boughton House are covered to help enforce the Event TMP.

This should address the concerns you have raised.

Regards

**Russ Howell**  
**Health Services Manager - Environmental Health**



22 FEB 2013

Deborah Armitage <deborah.armitage13@gmail.com>

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**RE: [SPAM] Objection to entertainment licence sought by Boughton House**

1 message

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Lisa Vaughan <LisaVaughan@kettering.gov.uk>  
To: Deborah Armitage <deborah.armitage13@gmail.com>

12 February 2013 08:20

Hello Deborah

You can print your e-mail off if you like rather than write another letter but we will need you to put your address on there and also sign it.

Kind regards

Lisa Vaughan  
Licensing Admin Officer  
Kettering Borough Council  
Bowling Green Road  
Kettering  
Northamptonshire  
NN15 7QX  
Tel 01536 534291

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**From:** Deborah Armitage [mailto:deborah.armitage13@gmail.com]  
**Sent:** 11 February 2013 18:36  
**To:** Lisa Vaughan  
**Subject:** Re: [SPAM] Objection to entertainment licence sought by Boughton House

Thanks Lisa. Please could I just clarify that you're requiring us to send in a physical letter?

Regards

Deborah Armitage

On 11 February 2013 14:00, Lisa Vaughan <LisaVaughan@kettering.gov.uk> wrote:

Dear Mr & Mrs Armitage

Thank you for your e-mail below of which I confirm receipt. Traffic in Geddington is not a licensing consideration, however, other points in your e-mail can be taken into consideration. So that we may process this as an objection to the Boughton House application and for the purposes of ensuring it is a valid objection we require you to write in to confirm your name and address with signature.

Kind regards

Lisa Vaughan  
Licensing Admin Officer  
Kettering Borough Council  
Bowling Green Road  
Kettering  
Northamptonshire  
NN15 7QX  
Tel 01536 534291

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**From:** Deborah Armitage [mailto:deborah.armitage13@gmail.com]  
**Sent:** 09 February 2013 15:49  
**To:** Licencing Enquiries  
**Subject:** [SPAM] Objection to entertainment licence sought by Boughton House  
**Importance:** Low

Dear Sir/Madam,

We would like to register our objection to the entertainment licence sought by Boughton House. We are residents of Geddington, and live on Grafton Road, which is the main access road to Boughton House.

We believe that granting Boughton House an entertainment licence will ultimately lead to damage to the village's historic centre, generate intolerable levels of noise and ruin the quality of life in this wonderful, unique and highly community-oriented village.

Our specific objections are as follows:

**1) More heavy goods vehicles travelling along Geddington's ancient, narrow streets**

**Consequence:** Substantially increased likelihood of damage to the Grade 1 listed Eleanor Cross, the 750-year-old medieval bridge, the many listed buildings, and residents' cars parked on the roads. Further noise and disruption to residents.

**2) More passenger vehicles travelling along Geddington's ancient, narrow streets.**

**Consequence:** The late-night licence, the poor lighting in Geddington village, combined with the probability that some drivers will have imbibed alcohol during the events held at Boughton House, will

substantially increase the likelihood of damage to the Grade 1 listed Eleanor Cross, the 750-year-old medieval bridge, the many listed buildings, and residents' cars parked on the road.

As residents of Grafton Road, we can testify to the increased level of traffic and noise that was generated by Boughton House's Christmas Fair – and that fair was only open during the day.

The possibility of several thousand vehicles leaving Boughton House late at night will also generate unacceptable levels of noise and disruption for residents both during the day and late at night. The tranquillity of the village will be completely shattered.

### **3) Increased noise from the events**

**Consequence:** If a licence is granted, Geddington residents will not only endure several hours of noise from the increased traffic, but also from the events themselves. The sounds of an outdoor concert will be heard in the village, shattering its tranquillity and damaging the quality of life of its residents.

### **4) Increased crime**

**Consequence:** Geddington is renowned as a safe village where a lone woman can safely walk about even late into the night without fear. Encouraging several thousand people to travel through the village late will increase the likelihood of crime, damaging the sense of security residents currently enjoy.

While we do understand the entertainment licence will generate some short-term employment for local people, we would like to be clear that we think that the short-term gain will ultimately damage the physical and social character of this wonderful village over the longer-term.

We will also send a copy of this objection to our councillors and MP.

Yours faithfully

Matthew and Deborah Armitage

## Russ Howell

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**From:** Russ Howell  
**Sent:** 05 March 2013 15:31  
**To:** 'Deborah Armitage'  
**Subject:** RE: FW: Boughton House Premises Licence Application

Thank you Deborah.

We have to have a written confirmation of the original submission so that both ourselves and the applicant know that we are looking at a genuine representation. In this day and age it is very easy for anyone to send in an e-mail purporting to be who they want to be. Once we have that confirmation we are able to correspond further by e-mail as is necessary.

With regard to your representation, as stated the conditions that the applicant has agreed with ourselves and Northamptonshire Police would appear to resolve your concerns. It would therefore aid my report to the committee if you could clarify the areas which you still feel require addressing so that they can consider those.

Thank you.

**Russ Howell**  
**Health Services Manager - Environmental Health**

Kettering Borough Council  
Environmental Health  
Bowling Green Road  
Kettering  
NN15 7QX

Tel: 01536 410333

DD: 01536 534323  
Fax: 01536 410795

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**From:** Deborah Armitage [mailto:[deborah.armitage13@gmail.com](mailto:deborah.armitage13@gmail.com)]  
**Sent:** 05 March 2013 15:21  
**To:** Russ Howell  
**Subject:** Re: FW: Boughton House Premises Licence Application

Hi Russ,

My concerns do still stand.

I find it very strange that Kettering Council insisted I had to send in my concerns via post (despite advertising an e-mail address on the posters), yet requires me to respond by e-mail.

Regards  
Deborah

On 5 March 2013 15:08, Russ Howell <[RussellHowell@kettering.gov.uk](mailto:RussellHowell@kettering.gov.uk)> wrote:

Further to my two e-mails below, I urgently need to know if you require your concerns to still go before a licensing committee based on the additional information I have forwarded to you concerning the proposed licensee's controls in place to address the issues you originally raised.

Thank you

**Russ Howell**  
**Health Services Manager - Environmental Health**

Kettering Borough Council  
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**From:** Russ Howell  
**Sent:** 28 February 2013 16:08  
**To:** '[deborah.armitage13@gmail.com](mailto:deborah.armitage13@gmail.com)'  
**Subject:** FW: Boughton House Premises Licence Application

Mrs Armitage

Further to my e-mail below, could you please advise if your concerns have been addressed by my e-mail and attachments or if you still wish your concerns to be considered by a licensing committee.

Thank you

**Russ Howell**  
**Health Services Manager - Environmental Health**

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**From:** Russ Howell  
**Sent:** 25 February 2013 16:55  
**To:** 'deborah.armitage13@gmail.com'  
**Subject:** Boughton House Premises Licence Application

Dear Mrs Armitage

I am in receipt of your e-mail/letter in relation to the above application and note the comments therein.

In response I would offer the following information for your consideration.

Firstly please find attached the conditions that have been agreed by Northamptonshire Police and Kettering Borough Council Environmental Health Department with the applicant. You will note that every event held under this licence will require an Event Management Plan tailored to that particular event and approved by all of the relevant authorities sitting on the Council's Safety Advisory Group - Police, Fire, Ambulance, Highways, Environmental Health, Emergency Planning. Without that approval the event does not go ahead.

Please also note the items with regard to the Traffic Management Plan which is required as part of the above process (section d) Public Nuisance) - Grafton Road is not the main access road for these events - you will note that there are specific conditions in place to keep traffic out of Geddington centre and directed towards the appropriate entrances. The Traffic Management Plan will put in place a wide range of controls to ensure traffic approaches the site at the correct entrances and departs appropriately along identified exit routes.



Every event will have a noise management plan which by definition must take account of the nearest noise sensitive premises which is likely to be a premises closer to the site of any licensable event than houses in Geddington.

Any crime in Geddington would be outside of the control of the applicant and would not be a consideration for the licensing process. As stated above several thousands of people will not be being encouraged to travel through the village late at night.

Hopefully the above addresses your concerns with regard to this application. Unlike other licences issued in the area, in this case the applicant is agreeing to discuss every event individually and ensure that relevant controls are in place tailored to each event which must be approved before the event can go ahead. The level of control to be applied to this premises licences is far and above that on any other premises licence issued by this Authority.

Please advise if you still wish your comments to be considered by a Licensing committee.

Regards

**Russ Howell**  
**Health Services Manager - Environmental Health**

**Kettering Borough Council**  
**Environmental Health**  
**Bowling Green Road**  
**Kettering**  
**NN15 7QX**

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26 FEB 2013

Geddington,  
Kettering

18.2.2013

Kettering Borough Council (Licensing)  
Bowling Green Road  
Kettering  
NN15 7QX

Dear Sir,

Re: Application from Buccleuch Recreational Enterprises Estates, ref Licensing Act 2003

We write to express in the strongest terms our concern at the proposed extension to the licensing permit for events staged at, and by, Boughton Estates.

Currently the serious traffic issues related to West Street and Grafton Road, which is often the preferred vehicular route to Boughton House and which is still signposted via the national brown signage, are under review by residents, the parish council, the borough council and the county council.

In addition Queen Street, the other main route into Geddington and to Boughton House is also struggling to cope with the amount of traffic and the 12<sup>th</sup> century bridge linking the two is suffering significant wear and tear as a result.

On West Street/Grafton Road the damage to buildings, cars, road and pavement surfaces is considerable with over 8,000 vehicles a week already travelling down what is, in most places, a single track residential street. Residents believe there is already a high risk of danger to children and are fighting for both weight and speed restrictions to create a 'Safe Route to School'

There is also considerable concern amongst residents that the Eleanor Cross, an English Heritage ancient monument which sits at the junction of West Street and Grafton Road, may be becoming de-stabilised by the frequency, weight and speed of passing traffic.

While we do not object in principle to the variety of events planned by Boughton Estates, there can be no assumption by them that the growth of their events programme, as indicated by this application, can be accommodated by a route already unable to cope with the traffic flow of a normal day.

We understand that the application indicates that a 'traffic management plan' would be put in place for each event. This is considered by residents to be unsatisfactory and has already been shown not to work.

Who would authorise the plan? Who would police it and who would pay for the inevitable damage if it were to involve the West Street/Grafton Road route?

The extension of the licensing permit until 4am Thursday to Monday also has huge implications for a small village if the entrance and exit route were to pass residential properties, many of them listed, which are within 2' of the road. Noise, pollution and danger would all increase significantly for residents.

On the basis of public safety and public nuisance we feel we have no choice but to strongly object to this licence application being accepted and would ask for confirmation that any further discussion about such proposals would permit residents the opportunity to express their views in detail.

Yours faithfully,

Russ Howell

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**From:** Janet Jones [janet.jones@waitrose.com]  
**Sent:** 26 February 2013 18:52  
**To:** Russ Howell  
**Cc:** v.heald@talktalk.net; Kerry Taylor  
**Subject:** Re: Boughton House  
**Attachments:** Bardon Aggregates.jpg; Admire the skill worry about the congestion.JPG

Dear Mr Howell,

I appreciate your prompt reply and have circulated it to all other interested parties.

You cover a number of points very clearly but we are still uneasy about the enforcement of the arrangements.

The Boughton House events page on its website still shows a route to events as Geddington /Grafton. SatNav details still pick up West Street as the designated route. Classic car events are currently routed through Geddington to avoid damage to chassis parts. If you use Google maps from Boughton House or The Tough Mudder sites the postcode reference takes you down West Street.

Traffic management by key personnel at Boughton Estates has been seriously flawed over the past year and has included 44ton grain and aggregate lorries passing down the street; overlong trucks with trailers carrying horse drawn carriages for filming on site; rigging lorries for Tough Mudder which damaged a thatched roof as it passed by. Damage which the company refused to acknowledge.

In each case we were told that there was a TMP in place but it failed a) because drivers did not follow instructions b) used local knowledge c) showed complete disregard for residents and their property.

On each occasion it required intervention by residents to minimise the number of vehicles 'disobeying' the traffic plan.

I attach photographs to illustrate the seriousness of the situation.

While staff at Boughton could control the exit of vehicles from an event to ensure they do not use a non – designated route, they are not in a position to manage traffic going to an event and Geddington streets will again be overwhelmed by excessive numbers of vehicles. Damage to cars, property and road and pavement surfaces and the services they carry will be the result. The risk to pedestrians too will reach an unacceptable level.

You can, we hope, understand why residents have no confidence that a TMP alone will ensure the safety of our community.

The extension of the licence to 4am raises different concerns which you did not touch upon. What is the preferred access route in this case?  
How will noise levels be monitored if it is an outside event? Will policing be in place at these hours? How easy is it to revoke this licence if granted?

Until Boughton Estates create a purpose built route onto the estate either from the A43 or from Warkton Lane we fail to see how these events can avoid having a serious impact on the life and safety of the communities around.

For that reason residents would like the objection to stand. Please let us know what the next step in the process is.

Janet Jones

Andrew and Veronica Heald

Kerry Taylor

**From:** Russ Howell  
**Sent:** Monday, February 25, 2013 12:13 PM  
**To:** <mailto:janet.jones@waltrose.com>  
**Subject:** Boughton House

Dear Ms Jones

I have been passed the e-mail submitted on your behalf and that of two other households in West Street, Geddington and note the contents therein.

I would advise that West Street / Grafton Road, Geddington is not the preferred access route to Boughton House for events covered by this licence.

The traffic management plans to be put in place in agreement with Northamptonshire Police and NCC Highways will use alternative entrances/exits away from Geddington and the Grafton Road for the very reasons detailed in your letter.

*There will also be a condition in the licence which states " A traffic management plan (TMP) will be prepared by the event organiser and approved by the SAG (safety advisory group)for each event. The TMP will include information regarding minimising the disruption to local residents including the requirement that every TMP will require signage at junctions in Geddington on the A43 to advise all event traffic to use identified routes and that there is no access to Boughton House Events via Geddington. The TMP will also require that existing Brown Signs to Boughton House are covered to help enforce the Event TMP."*

I am unclear as to how residents can consider the event traffic management plan as "unsatisfactory and already been shown not to work" when event traffic management plans are to be drawn up by each event organiser and have to be tailored to each event covered by the not yet issued licence? The only TMP drawn up to date to my knowledge was for the Vintage event last year which did not go ahead - that TMP did not use West Street / Grafton Road for entrance or exit. There have been no licensed events at the Estate since then.

The arrangements that the applicant is putting in place would appear to be appropriate to deal with the concerns you have raised. Could you please confirm if you still wish the matter to be taken forward.

Regards

**Russ Howell**  
**Health Services Manager - Environmental Health**

Kettering Borough Council  
Environmental Health  
Bowling Green Road  
Kettering  
NN15 7QX

## Russ Howell

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**From:** Russ Howell  
**Sent:** 28 February 2013 15:59  
**To:** 'Janet Jones'  
**Cc:** 'v.head@talktalk.net'; 'Kerry Taylor'  
**Subject:** RE: Boughton House application  
**Attachments:** Boughton - Part M Describe the steps you intend to take to promote the four licensing objectives.doc

Ms Jones

I understand that you have had discussions with representatives from Boughton House recently and I have been asked to write to confirm the licensing arrangements for you.

If I may start by explaining the overall function of the Licensing act 2003. The Act has 4 licensing objectives - The Prevention of Crime and Disorder, the Prevention of Public Nuisance, The Protection of Public Safety and the Protection of Children from Harm.

Every applicant must consider these objectives and within their application (which becomes part of their licence) demonstrate how they intend to meet them. Similarly every responsible Authority - local authority, police, fire, etc. must consider if the application meets those four objectives.

Boughton House have been extremely positive in this respect in putting forward their suggestions to meet these objectives and then working with the Authorities to make sure that proper controls are in place at every event. I attach a copy of the conditions which will be on their licence for your information.

As stated in my previous e-mail, this licence is unusual in that Boughton House are agreeing to each event being controlled through individual Event Management Plans which must be signed off by the Authorities before the event can go ahead. This basically means that if an Authority is not satisfied that appropriate safeguards are in place to meet any of those objectives, the event does not get the go ahead. Similarly any issues highlighted by an event can be addressed in future plans to make sure they do not happen again. By approaching the licence in the way that they have, Boughton Estates have provided a far more proactive approach to managing their events than the usual form of licence permits.

Each event management plan will detail the safeguards that the organiser is putting in place including traffic management which as you know means that traffic will not be using Grafton Road, noise management with noise levels set where events require it and on site monitoring, security to manage crime and disorder issues.

I hope this reassures you that events on this site will not only be properly managed by Boughton Estates but also that all of the key authorities will be ensuring that appropriate controls are in place to prevent any negative impact on neighbouring residents.

Please let me know if you require any further information.

Regards

**Russ Howell**  
**Health Services Manager - Environmental Health**

Kettering Borough Council  
Environmental Health  
Bowling Green Road

## Russ Howell

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**From:** Janet Jones [janet.jones@waitrose.com]  
**Sent:** 01 March 2013 09:45  
**To:** Russ Howell  
**Cc:** csparrow@boughtonestate.co.uk  
**Subject:** Boughton House Licensing Application

Dear Mr Howell,

There is no confusion of issues.

The additional detail was given to you as an authority to aid your understanding of the pressure the village streets are under without additional event traffic.

The significant discussions at parish, borough and county level about traffic management in the village were brought about because of residents complaints about the impact on the community of events like Tough Mudder.

The damage to the thatch was reported to Boughton Estates who disclaimed responsibility and gave the contact details for Tough Mudder who also refused to accept responsibility despite the damage being witnessed. At no point was KBC mentioned as an authorising authority.

Chris Sparrow met with us this morning to discuss the issues. It was a productive meeting with a great deal of understanding shown by both parties.

He was able to confirm the following:

'No access to event' signs would be placed at the top of West Street prior to the start of any event.

The estate entrance off Grafton Road, Geddington would be closed and inaccessible to event traffic.

He would share the TMP with residents at the same time as it is given to the relevant authority to allow us time to comment if necessary.

He, as representative of Boughton House and licensee, would have full responsibility for event management and any issues arising from it.

The only key event to use West Street would be the classic cars event.

All heavy goods vehicles and event traffic would use the Warkton Lane entrances/exits.

Chris Sparrow confirmed that many events that will take place at Boughton House will be too small to necessitate a TMP(2-300 people)and in these cases the preferred route in and out will be onto Grafton Rd., sending all traffic through either Grafton or Geddington. The licence application until 4am is likely to facilitate a greater number of these events than at present leading to large numbers of vehicles passing through the village over a short space of time. After discussion it was agreed that it would cause less disturbance if the Porter's Lodge route to the A43 could be used for the smaller events traffic as this would cause no late night disturbance to any village. Residents would like the licensing committee to support this as a preferred route.

It was also agreed that website and SatNav directions would remove West Street as an appropriate route for events.

Residents would like the licensing committee to acknowledge these points and ensure that there is formal agreement with Boughton Estates that these criteria can be met.

What is the date of the licensing committee meeting and who attends? Are the minutes of the meeting made available for residents to **see**?

Yours sincerely,

Janet Jones, Andrew & Veronica Heald, Kerry Audis

**From:** Deborah Armitage [mailto:deborah.armitage13@gmail.com]  
**Sent:** 07 March 2013 08:17  
**To:** Russ Howell  
**Subject:** Re: Boughton House Premises Licence Application

Hi Russ

If you'd like to know my ongoing concerns:

1) stating there is a noise management plan is not a guarantee that there will be no noise and disruption to the quality of life in the village. As a lay person, I also have no idea what a noise management plan means or contains, so telling me there is one offers no assurance of what measures are in place. Saying there are properties closer than ours is cold comfort, given there is nothing much but open countryside between ourselves and Boughton House.

2) similarly, telling me there is a traffic management plan does not explain to me what measures you will adopt to stop several thousand cars travelling through Geddington's historic centre. I have also been to enough festivals to know how people will try to subvert any traffic measures, and you have offered no explanation of how transgressors will be dealt with.

I would like to receive no further correspondence on this topic. I have exercised my civic right in submitting an objection and if I am honest, I have felt I have been slightly harassed to withdraw it. The whole process has left me rather upset.

My original objection - that the concerts will damage the quality of life of villagers - absolutely still stands.

Regards  
Deborah Armitage