

**Licensing and Gambling
Acts Sub-Committee
28 April 2014**

**APPLICATION FROM CHAFOR VINEYARD GAWCOTT
UNDER THE LICENSING ACT 2003 FOR A PREMISES
LICENCE TO BE GRANTED**

1. THE APPLICATION

Applicant(s): Mr Timothy Chafor

Premises: Chafor Vineyard, High Hedges, Preston Bissett Road, Gawcott, Buckinghamshire, MK18 4HT

1.1 New Application

The application is for a new Premises Licence under section 17 of the Act. The detail in respect to the hours and activities applied for are set out in the application form, attached as Appendix 1.

The steps the applicant intends to take to promote the licensing objectives are set out in the operating schedule (see appendix 1, Part P of application form).

In an effort to clarify the proposed permissions these are set out in Appendix 2. A location plan is attached as Appendix 4 and a plan of the premises is attached as Appendix 5.

2. RELEVANT REPRESENTATIONS

2.1 Responsible Authorities

Thames Valley Police – No representation

Environmental Health – No representation

Licensing Authority - No representation

Bucks Fire and Rescue – No representation

Planning – No representation

Trading Standards – No comment

Area Child Protection Committee – No comment

Primary Health Care Trust – No comment

2.2 Other Parties

We received six representations during the consultation period from other parties. Copies of the representations are attached as Appendix 3.

3. NOTICE OF HEARING AND RESPONSES

All parties were served Notices of Hearing on receipt of the representation along with the document, 'Licensing Act 2003 – The Procedure to be followed at Hearings'. The parties have therefore been notified of the consequences of failing to attend.

No further submissions have been received to date following service of the Notice of Hearing. Members will be notified of any further responses at the hearing.

4. GENERAL INFORMATION

The general information Members need to have regard to when determining applications made under the Licensing Act 2003 is set out in a separate document which is attached to the Agenda under cover of which this report has been published.

5 ISSUES RAISED BY THE APPLICATION

The issues raised by the application are for the Sub-Committee to determine having regard to all the relevant considerations. Whatever, the Sub-Committee decides, it must give reasons.

To assist Members and the parties further, The Licensing Services Manager will draw attention to any issues arising from this application at the hearing.

Contact Officer	Peter Seal 01296 585083
Background Documents	None

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 TIMOTHY CHAFOR
(Insert name(s) of applicant)

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

CHAFOR VINEYARDS

Postal address of premises or, if none, ordnance survey map reference or description			
HIGH HEDGES PRESTON BISSETT ROAD GAWCOTT BUCKS			
Post town	BUCKINGHAM	Postcode	MK18 4HT

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£ ZERO

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
 - i. as a limited company please complete section (B)
 - ii. as a partnership please complete section (B)
 - iii. as an unincorporated association or please complete section (B)
 - iv. other (for example a statutory corporation) please complete section (B)
- c) a recognised club please complete section (B)
- d) a charity 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:

Please tick yes

- 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 checked="" type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname CHAFOR			First names TIMOTHY		
I am 18 years old or over				<input checked="" type="checkbox"/> Please tick yes	
Current postal address if different from premises address		[REDACTED]			
Post town					
Daytime co					
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)	
Surname			First names		
I am 18 years old or over					<input type="checkbox"/> Please tick yes
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
Address
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association etc.)
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
01	05	2014

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

DD	MM	YYYY
1	1	1

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

THE PREMISES IS A PURPOSE BUILT BARN ON A VINEYARD. THERE WILL BE A RECEPTION AREA, VISITORS AREA AND A TASTING AREA.

EVENTS WILL TAKE PLACE IN THE BARN THAT WILL INCLUDE THE CONSUMPTION AND SALE OF ALCOHOL.

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 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

Please tick any 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

N/A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 4)		
Thur					
Fri			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 (please read guidance note 5)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 6)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	0900	0000	<p><u>Please give further details here</u> (please read guidance note 3)</p> <p>IF ANY FILMS ARE SHOWN THEY WILL BE WINE, FOOD AND EDUCATION RELATED.</p> <p><u>State any seasonal variations for the exhibition of films</u> (please read guidance note 4)</p> <p>WILL BE ADHOC</p> <p><u>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</u> (please read guidance note 5)</p> <p>SPECIAL ADHOC EVENTS.</p>	Both	<input type="checkbox"/>
Tue	0900	0000			
Wed	0900	0000			
Thur	0900	0000			
Fri	0900	0000			
Sat	0900	0000			
Sun	0900	0000			

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Tue			
Wed			<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> (please read guidance note 5)
Thur			
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 3)		
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 4)		
Thur					
Fri			<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</u> (please read guidance note 5)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	0900	0000	Please give further details here (please read guidance note 3) PUBLIC EVENTS IN BARN + VINEYARD OPEN DAYS WITH OUTDOOR BAND (OCCASIONAL) State any seasonal variations for the performance of live music (please read guidance note 4) LIKELY TO BE MORE EVENTS IN SUMMER 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 (please read guidance note 5) ADHOC BY SPECIAL REQUEST	Both	<input checked="" type="checkbox"/>
Tue	0900	0000			
Wed	0900	0000			
Thur	0900	0000			
Fri	0900	0000			
Sat	0900	0000			
Sun	0900	0000			

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	0900	0000	Please give further details here (please read guidance note 3) PUBLIC EVENTS IN BARN AND VINEYARD OPEN DAYS	Both	<input checked="" type="checkbox"/>
Tue	0900	0000			
Wed	0900	0000	State any seasonal variations for the playing of recorded music (please read guidance note 4) LIKELY TO BE MORE EVENTS DURING THE SUMMER MONTHS.		
Thur	0900	0000			
Fri	0900	0000	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 (please read guidance note 5) ADHOC BY SPECIAL REQUEST.		
Sat	0900	0000			
Sun	0900	0000			

G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon	0900	0000	PUBLIC EVENTS IN BARN AND VINEYARD. OPEN DAYS.		
Tue	0900	0000			
Wed	0900	0000	State any seasonal variations for the performance of dance (please read guidance note 4)		
Thur	0900	0000	LIKELY TO BE MORE EVENTS DURING THE SUMMER MONTHS.		
Fri	0900	0000	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 (please read guidance note 5)		
Sat	0900	0000	ADHOC BY SPECIAL REQUEST		
Sun	0900	0000			

H

<p>Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)</p>			<p>Please give a description of the type of entertainment you will be providing</p> <p>WINE TASTINGS VINEYARD TOURS EDUCATIONAL VISITS OPEN DAYS.</p>		
Day	Start	Finish	<p>Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)</p>	Indoors	<input type="checkbox"/>
Mon	0900	0000		Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Tue	0900	0000	<p>Please give further details here (please read guidance note 3)</p>		
Wed	0900	0000			
Thur	0900	0000			
			<p>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)</p> <p>LIKELY TO BE BUSIER IN THE SUMMER MONTHS</p>		
Fri	0900	0000			
Sat	0900	0000	<p>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 (please read guidance note 5)</p> <p>ADHOC ON SPECIAL REQUEST.</p>		
Sun	0900	0000			

I

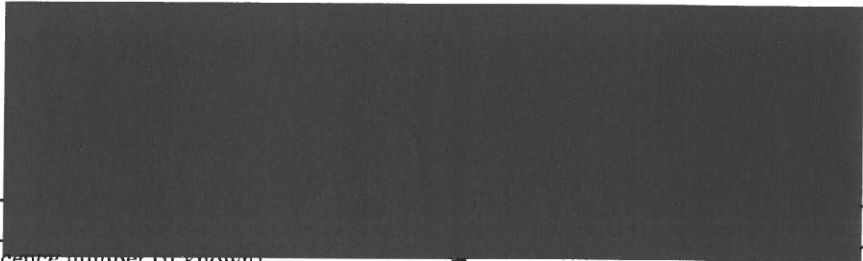
Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	23.00	00.00	Please give further details here (please read guidance note 3) WINE TASTING EVENINGS PRIVATE PARTY GROUPS. State any seasonal variations for the provision of late night refreshment (please read guidance note 4) LIKELY TO BE BUSIER IN THE SUMMER MONTHS. 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 (please read guidance note 5) ADHOC ON SPECIAL REQUEST.	Both	<input checked="" type="checkbox"/>
Tue	23.00	00.00			
Wed	23.00	00.00			
Thur	23.00	00.00			
Fri	23.00	00.00			
Sat	23.00	00.00			
Sun	23.00	00.00			

LNR IS FROM 23.00

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – please tick (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4) CELLAR DOOR SALES / FARM GATE SALES		
Mon	0900	0000			
Tue	0900	0000			
Wed	0900	0000			
Thur	0900	0000			
Fri	0900	0000			
Sat	0900	0000			
			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 (please read guidance note 5) ADHOC EVENTS		
Sun	0900	0000			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor:

Name	TIMOTHY CHAFOR
Address	
Postcode	
Personal licence number (if known)	PE1735
Issuing licensing authority (if known)	AVDC

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 8).

NONE

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	<p>NONE</p> <p>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 5)</p>
Mon			
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

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 9)

b) The prevention of crime and disorder

CCTV CAMERA'S INSTALLED
LOCKABLE ENTRANCE + EXIT.

c) Public safety

FIRE EXTINGUISHER
HEALTH + SAFETY NOTICES
OVER 21'S ONLY SIGN'S
ID CHECKS AT P.O.S.
NO UNACCOMPANIED CHILDREN

d) The prevention of public nuisance

ADEQUATE STAFFING

e) The protection of children from harm

NO UNACCOMPANIED CHILDREN
 ID CHECKS | PROOF OF AGE SCHEME
 ADEQUATE TRAINED STAFF.

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.

IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.

Part 4 – Signatures (please read guidance note 10)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 11).
If signing on behalf of the applicant, please state in what capacity.

Signature		
Date	12 3 14	
Capacity		

For joint applications, signature of 2nd applicant or 2nd applicant’s solicitor or other authorised agent (please read guidance note 12). **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 see guidance note 12)

Data Protection

AVDC is a Data Controller under the Data Protection Act 1998. We hold information for the purposes specified in our notification to the Information Commissioner and may use this information for any of them. We may receive information about you from other organisations, or we may give information to them. If we do it will only be as the law permits, to check the accuracy of information, to prevent fraud or detect crime, or to protect public funds.

Notes for Guidance

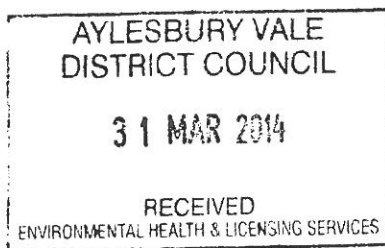
1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
3. 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.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. 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.
7. 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'.
8. 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.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, each of the applicant or their respective agent must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

The application is for the sale of alcohol and the provision of regulated entertainment

	Sale by retail of alcohol (Both on & off the premises)			
	Existing		Proposed	
	From	To	From	To
Monday	N/A	N/A	09 00	00 00
Tuesday	N/A	N/A	09 00	00 00
Wednesday	N/A	N/A	09 00	00 00
Thursday	N/A	N/A	09 00	00 00
Friday	N/A	N/A	09 00	00 00
Saturday	N/A	N/A	09 00	00 00
Sunday	N/A	N/A	09 00	00 00

	Live Music, Recorded Music, Films, Performance of dance and anything of a similar description to music & dancing (both indoors & outdoors)			
	Existing		Proposed	
	From	To	From	To
Monday	N/A	N/A	09 00	00 00
Tuesday	N/A	N/A	09 00	00 00
Wednesday	N/A	N/A	09 00	00 00
Thursday	N/A	N/A	09 00	00 00
Friday	N/A	N/A	09 00	00 00
Saturday	N/A	N/A	09 00	00 00
Sunday	N/A	N/A	09 00	00 00

	Late Night Refreshment (Both indoors & outdoors)			
	Existing		Proposed	
	From	To	From	To
Monday	N/A	N/A	23 00	00 00
Tuesday	N/A	N/A	23 00	00 00
Wednesday	N/A	N/A	23 00	00 00
Thursday	N/A	N/A	23 00	00 00
Friday	N/A	N/A	23 00	00 00
Saturday	N/A	N/A	23 00	00 00
Sunday	N/A	N/A	23 00	00 00



Wednesday, 26 March 2014.

Re: Application by Tim Chafor for licensable activities at the Chafor Vineyard & Wine Estate, High Hedges, Preston Bissett Road, Gwacott, Bucks. MK18 4HT

Dear Sirs,

We are writing to explain our objections regarding the above application for licensable activities at the Chafor Vineyards in Gawcott.

The application for using the vineyard as a functions venue came as such as surprise to us as our understanding of the business was that the vineyard was intended to be for the growing of vines and the production of wine only.

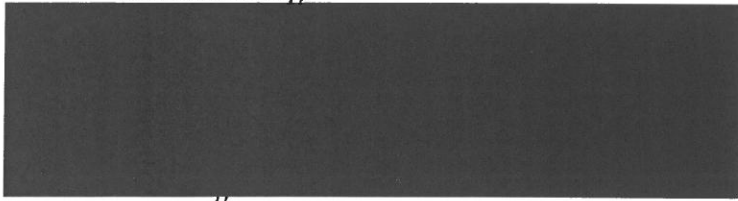
Reading the application we appreciate the request for permission to undertake Wine Tasting, Vineyard Tours and Open Days understanding that these may be reasonable considering the nature of the business. However, also stated in the application are requests for the sale of alcohol from 9.00 a.m. until midnight, private functions, and occasional live or recorded music again, until midnight. We have experienced "occasional live and recorded music" from these premises already, and have found it, coupled with people shouting, very disturbing and loud. If outdoor events and functions are to be held, particularly during the summer months as stated in the application, this will be especially problematic for ourselves, our neighbours and for many other homes in the village, as the only defence from the noise would be to stay inside and close all of the doors and windows.

We are carers for several fostered and adopted children with 'special needs', as well as our own family, and the noise from the premises has disturbed them a great deal in the past, to the point that on one occasion we actually had to spend the night away from home to avoid it, as one of our severely disabled young people found the noise unbearable. On our return

we noticed that the road had been littered, and glass bottles had been thrown onto our land, which contains livestock.

Also, there is a worry about the increase in traffic on an already dangerous road, without a public footpath. This will affect in particular our children, some of whom are wheelchair users. The traffic that we are referring to is not the bona fide traffic associated with the business as a vineyard as such, but the type of traffic connected to alcohol fuelled functions, as the location of the venue encourages access by vehicle.

Yours sincerely,



✓

Stephen and Judith Harper

Ashton, Kerryann

From: [REDACTED]
Sent: 02 April 2014 16:41
To: Ashton, Kerryann
Subject: RE: application by Tim Chafor for licensable activities at the Chafor Vineyard & Wine Estate, High Hedges, Preston Bissett Road, Gawcott, Bucks, MK18 4HT

certainly.



Sent from my Android phone using TouchDown (www.nitrodesk.com)

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

From: Ashton, Kerryann [KAshton@aylesburyvaledc.gov.uk]
Received: Wednesday, 02 Apr 2014, 4:29PM

[REDACTED]
Subject: Re: application by Tim Chafor for licensable activities at the Chafor Vineyard & Wine Estate, High Hedges, Preston Bissett Road, Gawcott, Bucks, MK18 4HT

Dear Mr & Mrs Spedding

Thank you for your e-mail please can you confirm your home address.

Regards,

Kerryann

Kerryann Ashton

Senior Licensing Officer
Aylesbury Vale District Council
The Gateway, Gatehouse Road, Aylesbury, Bucks HP19 8FF

01296 585 560

e-mail kashton@aylesburyvaledc.gov.uk or licensing@aylesburyvaledc.gov.uk www.aylesburyvaledc.gov.uk

[REDACTED]
Sent: 28 March 2014 15:52
To: Licensing Team
Subject: Re. application by Tim Chafor for licensable activities at the Chafor Vineyard & Wine Estate, High Hedges, Preston Bissett Road, Gawcott, Bucks, MK18 4HT

Dear Sirs,

I am writing to object to the application by Tim Chafor for licensable activities at the Chafor Vineyard & wine estate, High Hedges, Preston Bissett Road, Gawcott, Bucks, MK18 4HT.

Whilst I appreciate this vineyard is a business, I don't believe that this application for a license is considerate towards ourselves, owning the adjacent field, or the local area surrounding the vineyard.

With respect to the field we own adjacent to the vineyard, it is used to keep both young and old horses, and from previous experiences, when there have been private parties there, noise levels from the vineyard are loud enough to be a public nuisance, and cause anxiety amongst the horses which can lead to injury.

We also have a concern about the potential for people to accidentally or otherwise stray into our field and disturb the animals. Horses can be unpredictable when surprised or frightened, and I would fear for the safety of both the animals and public.

Additionally, in the last 5 years, we have put up nesting and owl boxes, and are aware of wild deer and other wildlife in and around the hedgerows around the field. Whilst this is not necessarily a specific cause for objection, I think it does emphasise that the surrounding area is usually a peaceful and tranquil place.

Regarding the local community of Gawcott, my main concern is about the public nuisance of noise that open days, private functions, occasional dancing and films along with occasional live and recorded music will have on the homes in the proximity of the vineyard, ours included. From past experience, when parties have taken place in the field, this has kept us awake into the early hours of the morning. I see this as a public nuisance. Noise does carry into the village, and I feel that this will have a significant impact on this peaceful village not only in the evenings and at weekends, but also during the week.

There are a number of additional factors that may also effect local homes in the village such as additional traffic, both from vineyard customers and deliveries and the possibility of their customers parking on the road raises safety concerns.

In addition, from a public safety point of view, the main road approaching the entrance to the vineyard has no lighting or pathways, giving safety concerns about access to the vineyard from the road, for both traffic and pedestrians leaving the premises. We are also concerned about traffic and pedestrians leaving the premises through the village at unsocial hours, and the possibility of public nuisance late at night



Yours Faithfully

Richard and Kathryn Spedding

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²
A2S

Ashton, Kerryann

From: [REDACTED]
Sent: 09 April 2014 16:59
To: Licensing Team
Subject: licence application

Re licence application by The Chafor Vineyard & Wine Estate, High Hedges, Preston Bissett Road, Gawcott, Bucks, MK18 4HT

We are concerned that this proposed enterprise will mean strangers wandering towards the village, past our house which is close to the road, at all hours of the day and night; but on behalf of our neighbours, Mr & Mrs R Spedding, we object as they have horses, poultry and owl boxes in a field very near to High Hedges, which could be disturbed by loud music and especially by fireworks which are often part of private functions. Also neighbours on the other side of the road and further down just past the junction, keep horses too. Therefore this area is really unsuitable for such activities.

Mr & Mrs Aris

Karen Thomas
Licencing Administrator
Aylesbury Vale District Council



9TH APRIL 2014

Chafor Vineyard and Wine Estate, MK18 4HT
Premises licence application: 14/00443/LAPRE

Dear Ms. Thomas

Reference the above application. I welcome and support local business however I object to the scope of the application.

Last summer, on several occasions there were loud parties held at the premises late into the night. I live close to the vineyard and was disturbed by the constant noise. These events were not wine tastings for the benefit of the business but rowdy personal parties. I am concerned that this application will lead to more of these events. Accordingly, I request that any licence be restricted to normal working hours.

In addition, you need to be aware of the location of the premises with respect to the size and nature of the road. It is a small winding country road. If suitable access and sufficient parking are not provided then traffic will be stopping and parking will occur in the road, both causing a hazard.

Please note that whilst I am a local Parish Councillor I am submitting this as a local resident.

Yours faithfully



Chris Armitage

Thomas, Karen

From: [REDACTED]
Sent: 10 April 2014 11:08
To: Licensing Team
Subject: Premises Licence application 14/00443/LAPRE. Chafor Vineyard, Preston Roads, Gawcott

For the Attention of Karen Thomas, Licensing Administrator, AVDC

**Application for Premises Licence: 14/00443/LAPRE
Chafor Vineyard and Wine Estate, High Hedges, Preston Bissett Road, Gawcott, MK18 4HT**

I bring to your attention the observations of the Gawcott with Lenborough Parish Council in relation to this application:

1. Parish Councillors are in support of the Vineyard and its operation for business purposes connected with the growing, processing and bottling of produce during normal business hours.
2. Prevention of disorder: Parish Councillors have had drawn to their attention a small number of late night events that have previously taken place at the venue which have caused local concern and in one case disorder. Any proliferation of late night or larger events would be viewed by local residents as a potential cause of disorder and disturbance.
3. Public safety: There is concern about anything more than small numbers of visitors and/or customers and vehicles using this site which has restricted access and parking. The road configuration means that sight-lines are restricted. There is potential for a substantial public safety issue if visitors park on the Preston Bissett Road should there be insufficient on-site parking.
4. Prevention of public nuisance: It has been brought to Parish Councillor's attention that livestock in fields adjoining the Vineyard could be greatly upset by loud music and other noise generated at events, particularly during the hours of darkness. Such activity and events also have the potential to interfere with the 'quiet enjoyment' of local residents in their homes. There is a distinct possibility that a public nuisance would be caused by some of the activities proposed and the hours set down by the applicant for these events. The proposals are in keeping with an urban, town centre operation and are not appropriate for a rural, edge-of-village location.
5. Protection of children from harm: Local families are concerned about the potential harm to their well-being and that of their children as a result of the hours of operation proposed and the events which might be permitted as a result of the application.
6. Parish Councillors are of the view that the Vineyard operation with the growing, processing and sale of its produce during normal business hours is appropriate and would not interfere with the well-being, safety and 'quiet enjoyment' of residents living nearby or the use of adjoining agricultural land for the keeping of livestock. The restriction of hours and numbers at the site would contribute to the public safety of visitors, customers, local residents and the drivers, cyclists, pedestrians and horse riders using the public highway adjoining the Vineyard.

Alan D White. Chairman.

For and on behalf of Gawcott with Lenborough Parish Council

WILSON VALE
DISTRICT COUNCIL

~~XXXXXXXXXX~~
~~XXXXXX~~
~~XXXXXXXXXXXXXX~~
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8th April 2014.

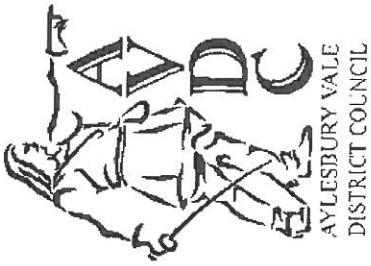
Dear Sir,

I wish to lodge an objection
to application PE 1735.

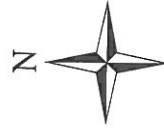
The terms are so open
that you could be granting a license
to "RAVE", with music and dancing
and for night 365 days a year.

I would withdraw my objection if
the terms of the license were to be
more practically aligned to the Clapham requirement.
We graze stock within 100 metres of the
proposed site and fear music, dancing, alcohol on
an unrestricted scale.

yours
Laurence Strangman

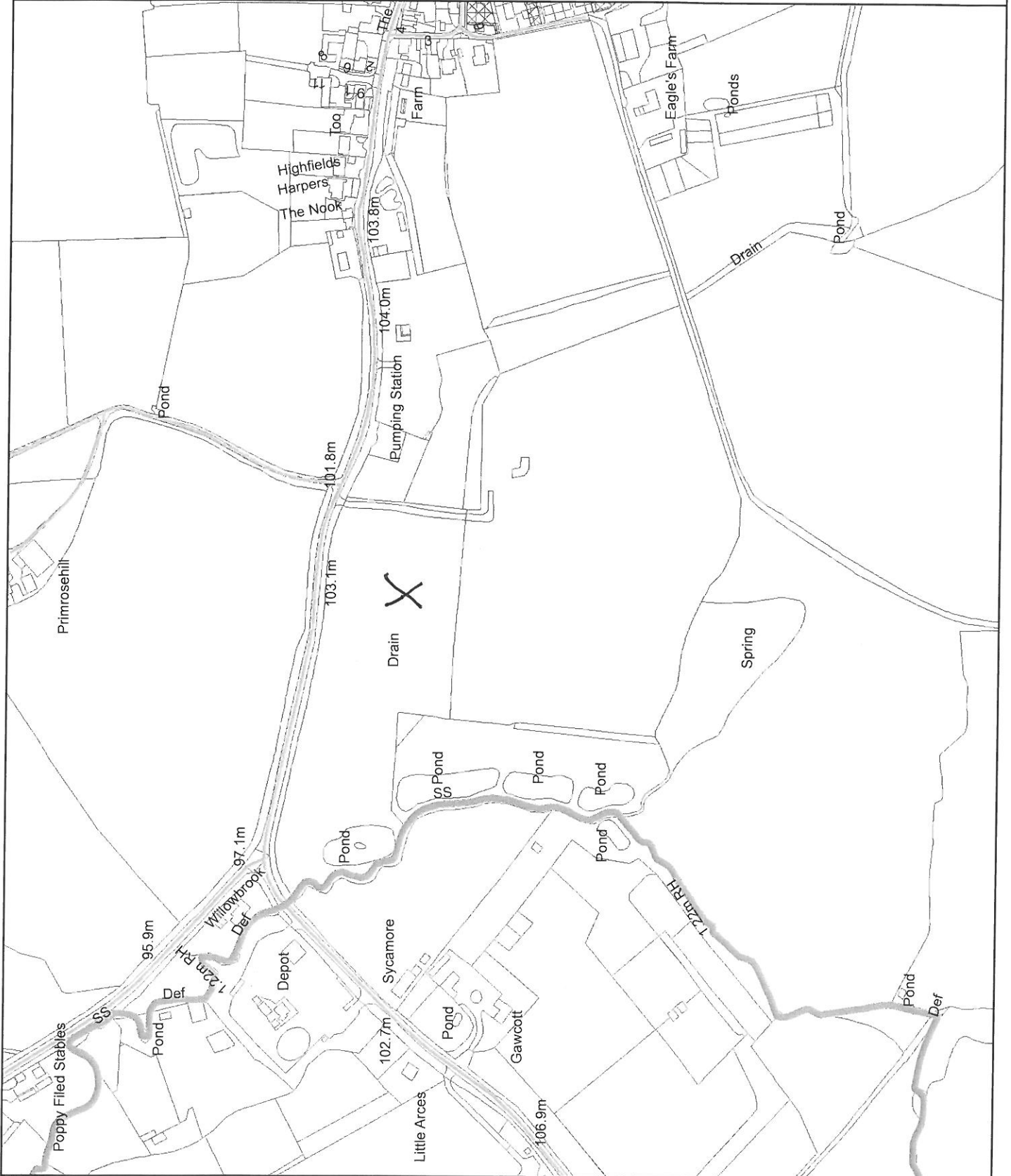


PR1345
Chafor Vineyard
Gawcott



1:4,000

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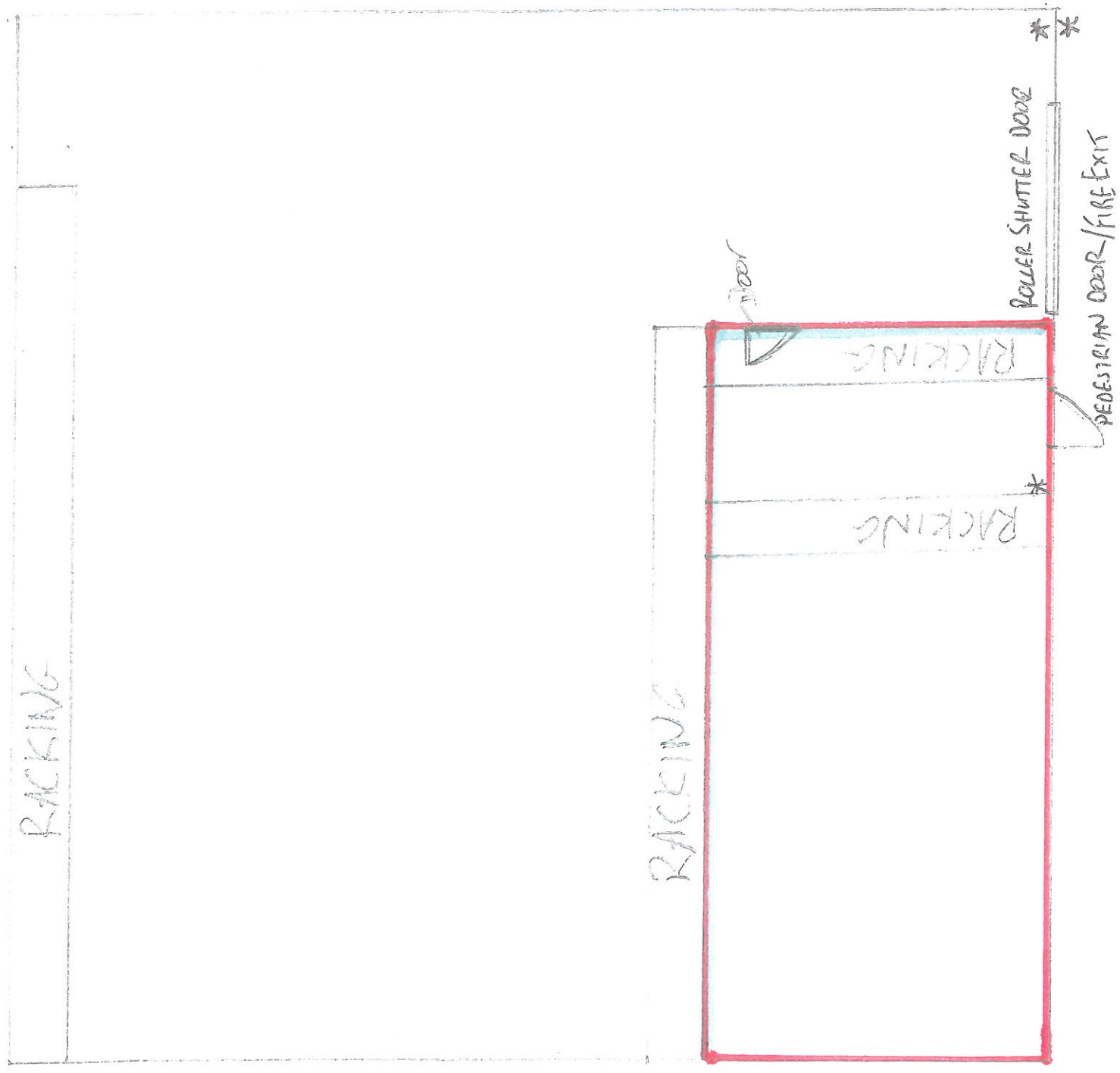


PLAN VIEW

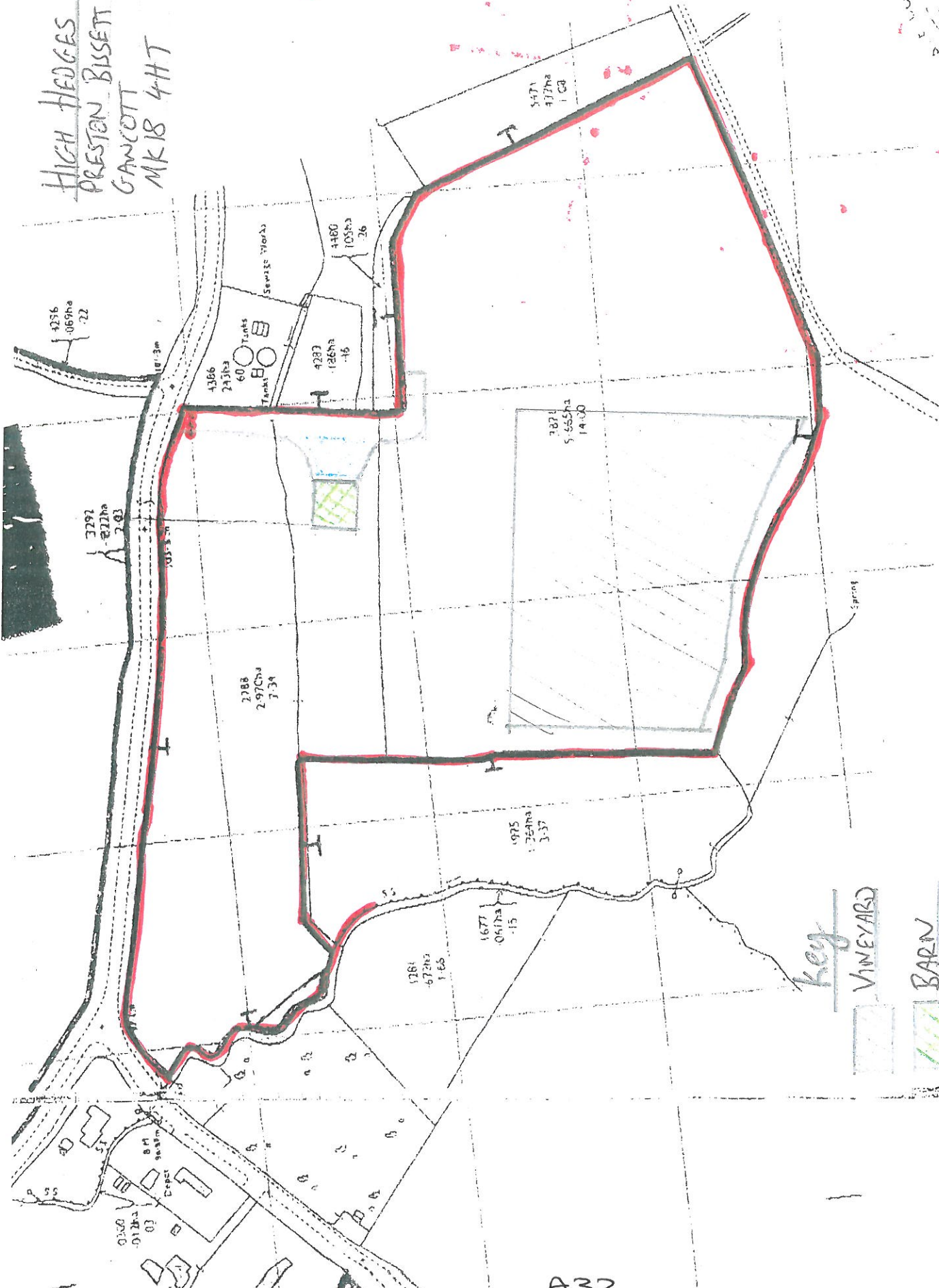


- KEY
- PUBLIC AREA
 - * CCTV CAMERA
 - INTERNAL WALL

THE BARN
 HIGH HEDGES
 PRESTON BISSETT ROAD
 GAWCOTT
 MK18 4HT



HIGH HEDGES
PRESTON BISETT ROAD
GAWCOTT
MK18 4HT



- key
- VINEYARD
 - BARN
 - HARDSTANDING
 - FIELD GATE

A32