

Objection in relation to application number: 17/01944/LAPRE (Mount Pleasant Farm, Burcott)

Name: Ion Chapman
Address: [REDACTED]
Commentator Type: Neighbour
Stance: Object
Reason for Comment: Environmental Emission Concerns (noise and light pollution)
Prevention of Public Nuisance

I am an immediate neighbour to Mount Pleasant Farm with the access road running alongside the boundary of my property.

The application made is entirely lacking in detail as to the number, type and size of events proposed and the arrangements which will be made to manage these. In the absence of such detail, both the Authority and I, as an interested party, have no choice but to consider the application on the available facts.

The application is for a licence to hold wedding receptions on any day of the year, without restriction. It is possible, therefore, that the impact of events could be felt on every day of the year during both day and night. The application places no limit on the size of receptions which may take place or their duration in terms of days.

Whilst the licence application relates to the playing of music and sale of alcohol between 1pm and midnight (1am on Fridays and Saturdays), no restrictions are indicated in relation to the duration of the events themselves. It is likely therefore that receptions will last for longer periods than the licence application indicates, with pre and post event deliveries of food, drink and equipment also being a factor.

Whilst the application indicates that the playing of music and sale of alcohol will take place indoors, no explanation is given as to where this will actually take place. One presumes that the applicants will not be holding functions in their own residential dwelling? They do have some outbuildings/stables but these would not appear suitable or large enough for wedding receptions. It seems more likely, therefore, that temporary marquee structures will need to be erected to accommodate these events and such would not afford much of a barrier to loud music and other noise.

We have experienced the noise of local 'raves' during summer nights where the sound travels across a wide area. The disruption is therefore not limited to nearby neighbours or, indeed, just the village of Burcott, but also as far afield as Wing, Soulbury and Stewkley. If the application was successful, all of these communities would suffer noise disruption until late into the night on a regular basis. As we already have our sleep disturbed by the noise of the dog at Mount Pleasant barking through the night, there is little doubt that the noise of wedding celebrations will be widely heard.

Whilst no mention is made of the anticipated numbers of guests attending these functions, very few weddings have fewer than fifty guests and some can have several hundred. There is only one access point to the farm, along a single track driveway which exits onto the High Street in Burcott. Neither of these roads is suited to large/wide delivery vehicles.

No comment has been made in the application as to the arrangements for parking of vehicles. A significant number of visiting vehicles can be anticipated for each event (in addition to delivery vehicles, entertainers, catering staff etc) and these will all need to use the single track lane and presumably park on grass fields. As alcoholic drinks are to be sold for several hours during the event, one would also expect a number of taxis to be collecting guests (preferable to drunken drivers exiting out onto the public highways). Whilst the music and alcohol sales would cease at midnight/1am, it is reasonable to expect a stream of departing guests anytime from then until dawn, with the associated noise and disruption this will cause.

Burcott has always been a quiet hamlet in the countryside and these proposals put that at great risk. As well as being detrimental to the quiet enjoyment of local residents (within Burcott and the surrounding communities), the proposals will inevitably add to the levels of light and noise pollution which are detrimental to wildlife.

I am therefore of the opinion that this is a totally unsuitable use for this property and there are no special circumstances which exist to justify the licence application. I would urge the Authority to reject this application.

Ashton, Kerryann

From: no-reply@aylesburyvaledc.gov.uk
Sent: 13 July 2017 14:29
To: Licensing Mailbox
Subject: Comments for Licensing Application 17/01944/LAPRE

Categories: LA2003 Representations

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:29 PM on 13 Jul 2017 from Mrs Linda Gilbert.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Mrs Linda Gilbert

Email: 

Address: 

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Environmental emissions concerns
- Prevention of public nuisance
- Safety of Premises

Comments: 2:29 PM on 13 Jul 2017 I am objecting to this application most strongly. This is a very small peaceful place to live and is the last place you would expect to find a wedding venue, particularly as it could potentially be a daily occurrence and would threaten the local way of life and more.

The only access to this property is through a very narrow lane, passing close to several properties and maneuvering round parked cars. Parking is at a premium. The obvious increase in traffic alone would affect noise and pollution levels, not to mention deterioration of road surfaces and potential damage to property frontages. Considering the hours detailed in the application, the increase in cars and supplier lorries, (caterers etc) would be huge and the need for access would be far longer than the times given i.e. prior to, and after, each event.

Although it is stated that live/recorded music is to be 'indoors' the sound and light would travel across the

short distance of open land to the surrounding properties, particularly if marquees etc were used. This would totally disrupt the peace and tranquility in the area for prolonged periods. In fact it would be from the time most people settle down for the night until lunch time the next day!!! Surely this would be a breach of the peace on a large scale.

I am also concerned about the local wildlife, Roebuck deer, hedgehogs, foxes etc. frequently seen on the Soulbury road, which gives access to Burcott, and fear they would be seriously affected by the obvious increase in traffic. Also for those birds/creatures in and around the fields surrounding the property given the additional disruption and light pollution.

Mount Pleasant is not a working farm but it is not a registered business either. Were this application to be approved, it would transform the countryside in an unacceptable way and without doubt, drastically affect property prices.

Ashton, Kerryann

From: [REDACTED]
Sent: 25 July 2017 22:48
To: Licensing Mailbox
Subject: RE: 17/01944/LAPRE

Follow Up Flag: Follow up
Flag Status: Completed

Categories: LA2003 Representations

Dear Megan,

[REDACTED]

I'm alarmed by the numbers of guests and the days allowed. I've also not heard of the company. Is it registered?

In terms of specific objections:

Prevention of crime and disorder: increased people, likely with alcohol involved increases likelihood.

Public safety: traffic and access

The prevention of public nuisance: noise

Kind regards,

Julie

On 24 Jul 2017 16:03, Licensing Mailbox <licensing@aylesburyvalede.gov.uk> wrote:

Dear Julie,

Thankyou for your email.

In order for us to accept an official representation, please provide us with you name and address and which Licensing Objective(s) your comments relates to:

Ashton, Kerryann

From: no-reply@aylesburyvaledc.gov.uk
Sent: 19 July 2017 12:13
To: Licensing Mailbox
Subject: Comments for Licensing Application 17/01944/LAPRE

Categories: LA2003 Representations

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:12 PM on 19 Jul 2017 from Mrs Sarah Watson .

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Mrs Sarah Watson

Email: 

Address: 

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:
- Environmental emissions concerns
- Prevention of public nuisance

Comments: 12:12 PM on 19 Jul 2017 I object to this licence being granted due to the increased traffic and noise nuisance it will cause. There no restrictions on the number of events that can be held or people that can attend and this is unacceptable in a village our size.

Ashton, Kerryann

From: no-reply@aylesburyvaldc.gov.uk
Sent: 19 July 2017 12:30
To: Licensing Mailbox
Subject: Comments for Licensing Application 17/01944/LAPRE

Categories: LA2003 Representations

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:30 PM on 19 Jul 2017 from Mr Andy Ward.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Mr Andy Ward

Email: 

Address: 

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Prevention of public nuisance
- Safety of Premises

Comments: 12:30 PM on 19 Jul 2017 We are writing to object to this application.

We do not believe that the location is a suitable venue for weddings or any other large events.

Whilst the location is technically rural it is on the edge of the small village of Burcott and in turn Wing. As such the impact of each and every event on-site will have a major impact on a great many local residents.

Our objection centres on the following 3 key points...

1. Unacceptable levels of noise. There has already been major issues on this site with dog barking. Noise pollution running from 1.00pm to 1.00am (music) plus then people (guests and contractors) leaving the site.
2. Site access. With no restrictions on numbers there is likely to be a major increase on traffic numbers (and

noise) on the main Soulbury Rd (and in turn Burcott High St)

Neither of these roads has proper pedestrian walkways.

3. Given that the property owner is already subject to enforcement notices for other planning/regulatory matters, we have major concerns that any stipulations or restrictions that are imposed on this application should it be approved would be adhered to or respected.

Regards

Andy & Karen Ward

Ashton, Kerryann

From: no-reply@aylesburyvaldedc.gov.uk
Sent: 19 July 2017 13:56
To: Licensing Mailbox
Subject: Comments for Licensing Application 17/01944/LAPRE

Categories: LA2003 Representations

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:55 PM on 19 Jul 2017 from Miss Louise Brooke.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Miss Louise Brooke

Email: [REDACTED]

Address: [REDACTED]

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Licensing Application

Reasons for comment: - Prevention of public nuisance

Comments: 1:55 PM on 19 Jul 2017 I wish to object on the following grounds:

Noise - living not far from the property I am concerned that the noise from the weddings will travel across the village and cause a regular disturbance, especially as there appears to be no limit to the amount of weddings/events that can be held throughout the year etc.

Traffic - Burcott High Street is the only access point to Mount Pleasant Farm and is narrow and unsuitable for large volumes of traffic and larger vehicles. I am concerned this will cause problems for the properties along the access points and will ruin a quiet residential area of the village, as well as increasing traffic throughout an already busy and growing village with an infrastructure that cannot easily accommodate the existing traffic problems.

Adherence to Licence conditions - the resident has already shown a disregard for planning conditions in the past and I am concerned that once a licence has been

granted that the terms of any licence would not be adhered to.

Ashton, Kerryann

From: no-reply@aylesburyvaledc.gov.uk
Sent: 19 July 2017 17:20
To: Licensing Mailbox
Subject: Comments for Licensing Application 17/01944/LAPRE

Categories: LA2003 Representations

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:19 PM on 19 Jul 2017 from Miss D Bannard.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Miss D Bannard

Email: 

Address: 

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment: - Environmental emissions concerns

Comments: 5:19 PM on 19 Jul 2017 I strongly believe that giving this license will result , in noise pollution , crime and disturbance to the very pretty and quiet village of burcott , I have lived in burcott for over 20 years and it is very small and will not be able to take the flow of traffic that this application will in tale . Also this resident has proved them selfs not to follow the country side alliance,in the short time they have been there , which is very worrying in regard to this application.
Burcott does not need a wedding venue we already have beautiful places for people to chose locally . Burcott and it's residents will suffer, noise , traffic , drunk people on that very busy road and that road has taken lives . Taxi drivers not able to find the farm , turning in people's drives , the general mess that comes with holding events

I believe this would be very disappointing , if granted and wouldn't benefit burcott or wing or residents .

Ashton, Kerryann

From: no-reply@aylesburyvaledc.gov.uk
Sent: 20 July 2017 02:01
To: Licensing Mailbox
Subject: Comments for Licensing Application 17/01944/LAPRE

Categories: LA2003 Representations

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:00 AM on 20 Jul 2017 from Mr Michael Boreham.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Mr Michael Boreham

Email: 

Address: 

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Environmental emissions concerns
- Prevention of public nuisance

Comments: 2:00 AM on 20 Jul 2017 I object to these plans on the grounds of noise pollution and increased traffic in Wing and Burcott.

Ashton, Kerryann

From: no-reply@aylesburyvaledc.gov.uk
Sent: 20 July 2017 07:17
To: Licensing Mailbox
Subject: Comments for Licensing Application 17/01944/LAPRE

Categories: LA2003 Representations

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:16 AM on 20 Jul 2017 from Mrs Amanda Tyas.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Mrs Amanda Tyas

Email: 

Address: 

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Environmental emissions concerns
- Prevention of public nuisance
- Protection of children from harm

Comments: 7:16 AM on 20 Jul 2017 Too much traffic. Too much noise.

Ashton, Kerryann

From: no-reply@aylesburyvaledc.gov.uk
Sent: 20 July 2017 10:03
To: Licensing Mailbox
Subject: Comments for Licensing Application 17/01944/LAPRE

Categories: LA2003 Representations

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:03 AM on 20 Jul 2017 from Mrs Emma Purbrick.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Mrs Emma Purbrick

Email: 

Address: 

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment: - Prevention of public nuisance

Comments: 10:03 AM on 20 Jul 2017 As a Wing resident I feel we do not need a premises with a 7 days a week music licence for a number of reasons. The village, especially Burcott does not have good enough access, parking a traffic are already a huge problem. Noise is a big concern, it travels! This venue is not needed and not wanted by the residents of both Wing and Burcott.

Ashton, Kerryann

From: [REDACTED]
Sent: 20 July 2017 17:49
To: Licensing Mailbox
Subject: Mount Pleasant Farm, Burcott. 17/01944/LAPRE

Categories: LA2003 Representations

Name: Lucy and Jinx Graftey-Smith
Address: [REDACTED]
Reason: Noise and light pollution and public nuisance

We have lived here, across the valley to the east of Mount Pleasant, for 33 years. We came for the peace of the countryside and to live near a very well farmed farm. You can imagine we are worried.

It is difficult to know exactly what to object to as the details of the request for a wedding venue are very scrappy and it could be anything in the way of numbers, noise and time. It could be 50 people or several hundred people, every night and day of the year. Although the duration of the music and alcohol license is limited it is not necessary to have a license until 1.00 pm and comings and goings of the people could go on throughout the day and night. And obviously deliveries of tents, food and drink and equipment could go on continuously..

The application is for the weddings to take place indoors. As there does not appear to be a suitable place in their house or stables one imagines indoors must be a tent or marquee and that is our biggest worry. We live downwind of the prevailing wind and hear a lot of what goes on and the lie of the valley amplifies the sound. The dog barking, which has been a nuisance a lot in the night sounds so loud and one can actually hear the people talking and playing the occasional music very clearly. The thought of the noise of wedding celebrations throughout or partly through the night is truly alarming.

Our house faces right across from Mount Pleasant and bright lights, possibly fireworks would also be very very disturbing. We are elderly and live a quiet life. Is it fair to take this away from us? I keep an old pony for my granddaughter in the field and some sheep and anything like Chinese lanterns or laser lights would be a serious worry to them.

It affects so many of the local community and as you will know the roads in the little hamlet of Burcott are extremely narrow and very close to the frontages of the houses. The applicant has not complied to various enforcements that have been issued to him in the past and if he was granted a licence with various provisos would he comply?

Please consider this application with great care.

Sent from my iPad

Ashton, Kerryann

From: no-reply@aylesburyvaldc.gov.uk
Sent: 20 July 2017 19:03
To: Licensing Mailbox
Subject: Comments for Licensing Application 17/01944/LAPRE

Categories: LA2003 Representations

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:02 PM on 20 Jul 2017 from Mr david turner.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Mr david turner

Email: 

Address: 

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Licensing Application

Reasons for comment: - Prevention of public nuisance

Comments: 7:02 PM on 20 Jul 2017 We already have too much traffic coming to the village. Parking is a premium in the village and there will be no parking restrictions so people could park on the verges. Noise will be an issue as sound will travel to all surrounding villages. It will disturb all local wildlife. It will add to the 10,000 vehicles per day in each direction using the A418 and these cars are speeding through the village.

Ashton, Kerryann

From: no-reply@aylesburyvaldc.gov.uk
Sent: 20 July 2017 19:25
To: Licensing Mailbox
Subject: Comments for Licensing Application 17/01944/LAPRE

Categories: LA2003 Representations

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:24 PM on 20 Jul 2017 from Mrs Tracy Gregory.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Mrs Tracy Gregory

Email: 

Address: 

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Environmental emissions concerns
- No Objection
- Prevention of public nuisance

Comments: 7:24 PM on 20 Jul 2017 Burcott village is very small the access or parking through the village is very poor - how are they going to manage the visitors? The owners have already shown a complete disregard of the countryside in which they live, ripping out oak trees and hedgerows supporting wildlife and failing to comply with enforcement orders to replant. What next tarmac a field to cater for the parking? The noise will carry across the fields and what about fireworks/Chinese lanterns that are a usual at these events? Am concerned that this application is just the start of something that we will be unable to stop if approved. Until they comply with enforcement orders they should NOT be granted any permission for building or licence.

Ashton, Kerryann

From: [REDACTED]
Sent: 20 July 2017 21:34
To: Licensing Mailbox
Subject: Premises Licence Application Reference 17/01944/LAPRE
Categories: LA2003 Representations

Re Premises Licence Application Reference 17/01944/LAPRE Mount Pleasant Farm, High Street, Burcott, Buckinghamshire, LU7 0JS

Tried to submit this online, but the server bounced my submission.

I would prefer it if our details were not made public.

My details are:-



Commentor type: Neighbour

Stance: Object

Reasons: Prevention of Public Nuisance; Environmental emissions concerns

Our property lies on the edges of Burcott less than 500 metres from Mount Pleasant. We are separated by just one other property and a valley. Mount Pleasant sits atop the other side of the valley. The area is very quiet and it's not unusual to hear the voice of the odd walker using the footpath going through the valley. The valley does have a tendency to carry sound long distance and we can clearly hear the barking of the dog at Mount Pleasant during the night.

It is a concern that the application has little detail about the proposed events – how many, how often, how long they might last and the maximum number of guests and typical size. Nor is there any information on what facilities will be provided. One can only assume that without any constraints the applicants will attempt to maximise usage and minimise cost as it is a commercial venture.

The licence would allow drinking; music and dancing to take place from 1 in the afternoon until 12pm/1pm depending on the day of the week. The associated noise would last even longer as the events are set up and guests and staff leave as the event closes down. There would be little respite from the constant noise of the guests partying, as the position our property has no natural sound defences. From the descriptions there is no mention of solid soundproofed buildings being used – to do so would inevitably require building work and planning permission? The unfortunate assumption must be that it's planned to use possibly a number of marquees which I understand meet the "indoor" criteria. These have very poor soundproofing qualities. Even if buildings were to be employed inevitably there would be significant usage of outside areas all through these events, creating noise and disturbance on top of the noise coming from those

buildings.

This would make the peaceful outside use of property untenable and as the noise would go on well into the night would interfere with our sleep.

Our house is situated a short distance from the turning into the High Street on the Soulbury Road which again is very quiet at night with almost no traffic. We have concerns that we would be in the noisy acceleration deceleration zone as cars and taxis ferry guests and staff away and this would happen very late, and possibly all through, the night.

The entrance to the High Street is easy to miss and again we are just at the right distance where drivers attempt to turn round.

There is no indication on what the security arrangements would be – unfortunately being a rural area help from the police is unlikely to be rapid so there are concerns about how unruly and or drunken guests would be handled both on the premises and as they make their way out of the area. We would be vulnerable to bad behaviour.

From our perspective, we can only see this venture causing problems and severely disrupting the local environment and its enjoyment. We therefore strongly urge the council to reject this application.

Please confirm receipt of this email and that our objections have been successfully lodged. Thanks.

Ashton, Kerryann

From: no-reply@aylesburyvaledc.gov.uk
Sent: 20 July 2017 23:30
To: Licensing Mailbox
Subject: Comments for Licensing Application 17/01944/LAPRE

Categories: LA2003 Representations

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:30 PM on 20 Jul 2017 from Ms Heather Buttle.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further Information](#)

Customer Details

Name: Ms Heather Buttle

Email: 

Address: 

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Licensing Application

Reasons for comment:
- Prevention of public nuisance
- Safety of Premises

Comments: 11:30 PM on 20 Jul 2017 Our concerns are certainly not just about the latest plan for the wedding venue 7 days per week licensed for music etc until 1am - there isn't good access or sufficient parking in Burcott and the owners have a history of completely disregarding the countryside in which they live, ripping out oak trees and hedgerows supporting wildlife and failing to comply with enforcement orders to replant.

Therefore I agree with those people who live in Burcott that are concerned about noise, traffic, parking on the verges restricting emergency vehicle access, large numbers of people leaving the venue late, etc . The village has lots of children and elderly people and we don't expect the owners would stay within any licence granted as their history to date is very poor.

FAO Kerry Ann/Megan Wright
Customer Service Officer
Customer Fulfilment
Aylesbury Vale District Council
The Gateway
Gatehouse Road
Aylesbury
Bucks
HP19 8FF
Licensing@aylesburyvaledc.gov.uk

22nd July 2017

Dear Madam,

I am writing to strongly object to the Wedding Venue License Application at Mount Pleasant.

I live across the field from Mount Pleasant, can see Mount Pleasant from my house and even small amounts of noise carry from the property. Burcott is a small and tranquil Hamlet, which was the reason I moved here three years ago. If this license application was to be allowed I believe there would be a net loss of amenities for myself and other residents.

In order to establish suitable sound level criteria we are therefore making arrangements for a sound level survey to be taken of the existing background levels on a Saturday afternoon and at nighttime.

This survey will provide not only an overall dB(A) Leq suitable for use with BS4142:1997 which is predominantly designed for us with industrial noise but also spectral data, as with music produced for entertainment use tends to have raised sound levels at lower frequencies.

When a venue is planned as you will know it must be suitable for purpose and have a good management plan in place.


Therefore any building would need to be acoustically designed and this must include ventilation, which is adequate for the expected maximum numbers using it.

A proper Management Plan would have to be in place, which also has significant implications.

Thank you in advance for your serious consideration of the potential impact of this application. I look forward to hearing from you.

Yours faithfully

Natasha Marriott

A large black rectangular redaction box covers the signature and the bottom portion of the letterhead.

Mount Pleasant Wedding Venue Licensing Application – Comments

To – AVDV Licensing – Attention Kerryann Ashton

Ref – 17/01944/LAPRE

From – 

With reference to the above application, we wish to record our opposition/objection to the granting of any such premises licence as proposed by the applicants on the grounds of the following adverse environmental impact and associated health and safety related reasons:

- As background, Burcott is a quiet rural hamlet, which is one of the reasons people choose to live here. Mount Pleasant lies to the west of the main hamlet, separated by a valley, which creates a natural amphitheatre for all sounds emanating from there even under normal living conditions.
- Our property, Mayfly, sits directly to the east of Mount Pleasant; even conversations spoken in a normal voice are clearly audible and can be exacerbated by the prevailing westerly wind. Late night noise created by live and recorded music until midnight or 1am, doubtless of a significantly higher noise level than conversation, will present an intrusion in terms of noise pollution and loss of our environmental comfort, particularly for sleeping and consequential stress to ourselves and our animals (horses and dogs).
- We note that the venue is described as ‘indoors’ but no documentation has been provided by the applicants to describe what ‘indoors’ means. Additionally, no detail has been provided as to proposed frequency of the events or the maximum number of guests. If ‘indoors’ was to be a marquee, then it is equivalent to outdoors as there is no effective soundproofing. This again would result in severe noise pollution to us and our environment.
- We believe that this application would constitute a change of use of Mount Pleasant Farm. We are not sure that any such change of use consent has been sought by the applicants or agreed or whether this forms part of the licensing considerations.

In any event, we therefore oppose the granting of any such change of use and/or licensing consent due to the obvious additional disturbance caused to ourselves and our environment through late night noise pollution arising from music, traffic departing the venue and from the wholly un-particularised nature of the application.

However, should the Licensing Committee be minded to consider granting the application, then we would request that the following conditions are considered/imposed:-

1. All music, whether live or recorded, to cease at 11pm regardless of the day of the week
2. The premises to be cleared/guests departed and all associated noise ceased by 11.30pm.
3. Music noise level restricted to an equivalent level to an agricultural tractor working on the farm, measured immediately outside the 'indoor' venue (c.80DBA); the 'indoor' venue itself to be clarified.
4. That 'wedding venue' means just that and does not include a license by default for any other celebratory event. Venue capacity to be stated and not exceeded.
5. The number of events is restricted to a reasonable number in any calendar year – in our view this should not exceed 26 overall with not more than 3 in any calendar month.
6. No fireworks or Chinese Lanterns are permitted due to risk of fire to thatched buildings immediately adjacent to ours, timber stabling and hay barn storage on our premises together with the adverse noise effect of fireworks on ourselves and our animals on a regular basis. In the case of Chinese Lanterns, the wire frame which falls indiscriminately to earth once the lantern has burnt out pose a significant risk to all grazing animals (horses, sheep, cattle) of which there are many in the immediate area
7. Laser light shows or the like are similarly not permitted due to noise and light pollution.

Regardless of any conditions which the licensing committee may consider it is right to impose, we must sadly point out that since moving into Mount Pleasant approximately 2 years ago, the owners have shown flagrant disregard for planning law and countryside/stewardship laws and regulations. This has resulted in a number of enforcement notices being served which we believe they are yet to comply with; doubtless you will be able to establish the status of these.

You will appreciate that this gives us no confidence that, whatever conditions are applied, they would be complied with, which would lead to more stress and potential police intervention.

Accordingly, these matters and factors combine to cause us to object to/oppose the application in the strongest possible terms on the grounds available to us.

Derek & Jane Smith

21 July 2017

Ashton, Kerryann

From: no-reply@aylesburyvaledc.gov.uk
Sent: 23 July 2017 19:08
To: Licensing Mailbox
Subject: Comments for Licensing Application 17/01944/LAPRE

Categories: LA2003 Representations

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:08 PM on 23 Jul 2017 from Mrs Emma Marshall.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Mrs Emma Marshall

Email: [REDACTED]

Address: [REDACTED]

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Environmental emissions concerns
- Prevention of public nuisance

Comments: 7:08 PM on 23 Jul 2017 As someone who is not a direct neighbour, but live not far away, I am concerned about the potential noise implication at night. If the venue chooses to use a marquee, then sound is likely to carry easily and it is extremely unsuitable for neighbours and surrounding villages to have to put up with music continuing until 12am or 1am, potentially every night, assuming the licensee even sticks to the regulations.

I know that at other similar venues some weddings also choose to have fireworks. I don't know whether fireworks would be allowed at this venue but that would also be a problem for us as we have a dog and regular fireworks going off would be very stressful for her, as well as neighbouring dogs and horses.

My other concerns about this proposal are that access is poor and traffic/parking is already bad in this area. I know friends in Burcott are extremely worried about this.

In addition I have heard that the people requesting the licence have shown very little respect to the area and the rural environment, removing hedgerows and cutting down an historic oak tree without permission. Apparently they were ordered to replant the hedgerow and have failed to do so. I am going by what I have been told by neighbours but if this is the case, I would worry that they will not necessarily run the venue appropriately and stick to regulations regarding timings and numbers etc.

For these reasons, I feel that this is not a suitable place for a wedding venue.

Ashton, Kerryann

From: no-reply@aylesburyvaledc.gov.uk
Sent: 23 July 2017 19:51
To: Licensing Mailbox
Subject: Comments for Licensing Application 17/01944/LAPRE

Categories: LA2003 Representations

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:50 PM on 23 Jul 2017 from Mr Bob Young.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Mr Bob Young

Email:

Address:

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment: - Environmental emissions concerns
- Prevention of public nuisance

Comments: 7:50 PM on 23 Jul 2017 I am a neighbour to Mount Pleasant Farm and can see Mount Pleasant Farm which is about 250 metres from my back garden. I am minded to object to the application for a license to hold wedding receptions there for various reasons.

1. The application does not specify how often the receptions will be held there so in theory there could be receptions held there every day of the year without any restrictions.
2. I do not believe the existing dwellings would be large enough for wedding receptions so I suspect there will be a marquee erected for the event or worse still a purpose built construction.
3. The noise with such a scenario will be totally unacceptable. I am already subject to the barking of a dog at the farm throughout the night so am confident that the noise will be even worse. The lights from such an event will also be unacceptable together with any fireworks which are often a feature at wedding receptions.

4. Currently there is only one single track access to the farm so I anticipate the traffic to the event to cause much noise and disruption. The track leads onto Burcott High Street which is currently unsuitable for large vehicles such as delivery lorries. Parking could also present a major problem.

5. The hamlet of Burcott is clearly the wrong location for a wedding reception but it will also inevitably have an impact on the surrounding villages such as Wing and Stewkley.

In conclusion, I believe that Mount Pleasant Farm is totally unsuitable as a wedding reception venue so I should urge the Authority to reject this application.

Bob Young

Application Reference: 17/01944/LAPRE
Address: Mount Pleasant Farm High Street Burcott Buckinghamshire LU7 0JS
Licence Category: Premises Licence
Application Type: New

Your First Name: * Juliet
Your Surname: * Bush



Commenter Type: * Neighbour
Stance: * Object
Reason for comment: Prevention of public nuisance Environmental emission concerns

I am deeply concerned about the proposal for a Wedding Licence for this property and strongly object to the application.

With a complete lack of detail on the application, it is difficult to anticipate the potential impact of this change of use. However, any regular event of this nature would undoubtedly have a very negative impact on the surrounding rural community.

Burcott is a small hamlet and we chose to live here because of its lovely surrounding countryside and peaceful aspect. The thought of noise pollution late into the night would be horrendous, no matter how frequently. With young children, the possibility of not being able to sleep due to noise or without our windows open in the summer months would have a big impact on all our wellbeing.

The access to this property is completely unacceptable for events of any scale, Burcott High Street is a narrow lane with extremely limited access. Large vehicles for suppliers and deliveries for wedding receptions will struggle to negotiate the lane. The possibility of traffic late into the night along the lane will be very disturbing and access onto the main road can be difficult at the Wing end of the High Street. Indeed, this is the site of several bad accidents and at least one fatality in recent years – not the best place for yet more late night traffic to be emerging.

Currently we have the sound of owls hooting and foxes barking as our late-night soundtrack, the possibility of this being replaced with loud music, people, traffic and fireworks would be devastating.

24 July 2017

Licensing Services Manager
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

Dear Sirs

Application: 17/01944/LAPRE

I wish to oppose the above application for a license to provide a wedding venue, sell alcohol, play live music, recorded music and provide late night refreshments at Mount Pleasant Farm, High Street, Burcott.

My concerns stem from the fact that the property owners of Mount Pleasant Farm have had a blatant disregard for the rules and regulations of AVDC since moving to our peaceful, beautiful hamlet and I have grave concerns as to whether they would adhere to the conditions of a license.

Burcott is a quiet, peaceful hamlet, not far from the village of Wing. Open fields surround the hamlet and this means that noise travels far. At present noise and music is clearly audible from the surrounding villages, such as when Wing hosts their yearly carnival, the primary school sets off fireworks on Guy Fawkes Night, or Cottesloe School hosts sporting events. However, these are usually annual events for which we are given due notice, so that we can keep our windows shut or make provisions for our children and animals to reduce disturbance and distress.

The noise travels far from Mount Pleasant Farm and many residents already have their sleep disrupted due to the increased noise from the farm since the new families took residence. For instance, from the incessant barking of the dog at night, noise from building machinery as well as fireworks, the radio and gatherings. The fireworks are distressing for wildlife and live stock that are in nearby fields. Will there be restrictions on decibel levels?

The High Street is a small single track road, with no pavement and there is concern about the increased traffic that a wedding venue will bring. It is difficult for large vehicles to come down the lane due to parked cars as it is. Children play outside and walk with their dogs down the lane and

across public footpaths that cross the land of Mount Pleasant Farm. The increased flow of traffic and potentially large numbers of people, at all times of day and night, will be intrusive and raises safety concerns.

As a small, quiet, rural hamlet, Burcott has had its fair share of crime and with presumably no restrictions on the number of people attending 'weddings' or gatherings, this will no doubt increase the risk of crime and anti social behaviour.

In short, I would urge you to reconsider the viability of providing Mount Pleasant with a license with such scope for abuse.

Yours faithfully

Kelly Adams

23rd July 2017



Subject: OBJECTION to Application 17/01944LAPRE

I strongly wish to object to the application of wedding licence 17/01944LAPRE - Mount Pleasant Farm, Burcott, accessed through AYLESBURY VALE DISTRICT COUNCIL.

I live directly opposite to the drive/lane of MP Farm with my two dogs. My home is affected regardless of which way the traffic enters MP from the North or South High Street, as 50% of my boundary is on the corner. Currently the noise and disturbance of many cars and haulage vehicles which start early in the morning, wake myself and my dogs. This is in addition to the dog barking at Mount Pleasant Farm during the night which has frequently woken me for the past three years! Now I fear that if this licence is granted, the noise of music at all hours and possibly for days will be of great detriment to my health as I have chronic fatigue and rest and sleep is paramount to my daily functioning. This is the reason I chose to live in a quiet hamlet.

- I am also concerned about the safety of all residents especially children and the elderly with the increase of traffic. Currently we have no pavements and the roads are narrow, the verges if any, are uneven.

Burcott has been targeted for crime on many occasions, with extra

people around (wedding guests, planners, drivers, caterers etc) perhaps day and night, the local neighbourhood watch will be on high alert and my guess is the local police is going to be called out frequently.

My biggest concern is that the owners of Mount Pleasant are characters that have continued to disregard the law, planning and environmental regulations for three years, should this licence be granted the guest attendants may be under extreme health and safety danger! How can it be ensured that the buildings are safe? Without planning and building regulations and regular inspections at each stage, who would be liable in the case of an incident? My understanding is that electrical and hygiene standards need to be adhered to? What about toilet and kitchen facilities? Will some waste be directed into the stream as is suspected already? I am led to believe there is not regular sewage facilities there.

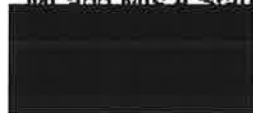
I would ask that the application is declined on the grounds of unreasonable noise, overburden of traffic with no pedestrian safety. Health and safety of 'illegal' building and renovations. Environmental health of toilet facilities.

Kind regards



Fay Bird

Mr and Mrs A Stanley



23rd July 2017

REF: 17/01944/LAPRE: PREMISES LICENCE APPLICATION

We wish to strongly object to the above mention application on the following grounds.

Burcott is a small hamlet with no pedestrian pavements consequently the increase of cars, vans, delivery lorries etc would be a very serious hazard to our community especially those more vulnerable i.e. children and the elderly and also dog walkers, we have many walkers that visit Burcott from the surrounding villages.

The increase in traffic alone would affect noise and pollution levels even before taking into account the obvious noise from the venue itself.

We are very concerned of the effect that the sound, and also the lighting that would be used how it would effect the wildlife in this beautiful peaceful countryside.

As mentioned earlier we only have a single track road with many residents cars parked on the road, the extra traffic could be detrimental to the parking here.

The times stated on the application would obviously be increased as you take into account setting up and packing up before and after events so the noise and traffic would clearly be around a lot longer than stated.

We are also worried about all the rubbish that would be left on public foot path and road as people may discard their rubbish such as cans and bottles as they leave the premises, this could be a major hazard to the environment.

In short this is a beautiful quiet area, a lovely place to live with the beautiful wildlife that we have on our doorstep it would seem that the applicants are intent in destroying it.

Signed:

Allen Stanley



Elizabeth Stanley



Re Licensing application number 17/01944/LAPRE. Premises Licence for Wedding Venue at Mount Pleasant Farm, High Street, Burcott, Buckinghamshire. LU7 0JS.

Name. Anne & Nigel Harding.
Address. [REDACTED]
Commenter Type. Neighbour.
Stance. Object.

We are writing to express our objections to the above application. The application is entirely lacking in detail and feel it is unreasonable of Mr. Singh and Mrs. Aujla, (Beauty of Woman) to ask the authority to make a judgement in these circumstances, however our objections fall into three categories.

1. Environmental Emission Concerns.

Noise from this venue will be heard in the immediate vicinity by all residents of Burcott and will carry to the surrounding villages of Wing, Soulbury and Stewkley. Fireworks and moon lanterns will also add to the noise and light pollution and be a danger to thatched cottages and barns nearby. Wildlife (we currently have pipistrelle bats, two types of deer, foxes, hedgehogs, and badgers) will also be driven away by the activity and noise. Residents in Burcott already suffer with the dog at Mount Pleasant farm barking at night.

There will obviously be increased traffic related to this licence. Cars, delivery vehicles, taxis etc. accessing the venue. This will increase pollution.

2. Prevention of public nuisance.

The nature of this business will involve people coming and going in varying states of inebriation. It is reasonable to assume that there will be movements of people and vehicles after licensing hours (midnight or 1am Friday and Saturday) that will have to pass by residential houses. Mount Pleasant farm is accessed by a single track lane, off a single track road, so all traffic has to come and go via this route. It is not suitable for such volumes of traffic.

3. Safety of children.

As previously mentioned, access to Mount Pleasant farm is via a single track lane off a single track road. There are no pavements along the lane or road, and no passing places along the lane or road, if you meet anything coming the other way you have to reverse back into your driveway. The increased levels of traffic will be a danger not only to children but also to all pedestrians and horse riders.

In conclusion, the couple who are making the application have flouted planning and environmental rules and currently have enforcement orders against them. They have no regard for the environment or the community and are only interested in personal monetary gain. I suggest that they are not the type of people who should be granted permission for such a business and urge the authority to reject this application.

[REDACTED]

MR. NIGEL HARDING.

MRS. ANNE HARDING.

Objection in relation to application number: 17/01944/LAPRE (Mount Pleasant Farm, Burcott)

Name: Andrew Ashton & Sally Ashton-May
Address: [REDACTED]
Commentator Type: Villager / Neighbour
Stance: Object
Reason for Comment: Environmental (Noise / Light pollution)
Emergency access / parking

We are a young family living in the quiet hamlet of Burcott for the past 17 years, which requires continual access to the entire length of the High Street in Burcott.

We have very serious concerns regarding the lack of detail surrounding the latest incarnation of this application. We fear, this application is veiled as a wedding venue application which is intended to fail and then be eventually used for other purposes, such as a chicken/poultry farm as that was the original application from the current owners of Mount Pleasant Farm. The current owner has repeatedly demonstrated complete disregard for the local area by removing protected trees and other hedgerow and foliage. I note that despite being required to re-instate much of the damage they have already caused, that presently no such corrective action has occurred.

The application does not provide any detail as to the venue of the proposed events, which suggests a new permanent structure would be erected or temporary structure such as a marquee would be in situ for extended periods throughout the year. I am assuming the owner of Mount Pleasant Farm does not intend to host these events in their own home, which leads me to believe another structure would be required. If such a structure is temporary in construction, I believe the noise and light emanating, would adversely affect the quality of life for all the residents of Burcott, Wing and also Stewkley.

The application also fails to note the precise detail of such events, with regard to the time limits for both music cessation and the serving of beverages from the bar. I also note that no specific timings are provided for the exit timings for those attending such events. As the application stands, it is possible that guests may choose to remain at the venue indefinitely and continue to drink if they choose to bring their own beverages. This leaves events open ended in terms of finishing, which also means taxis, minibuses and similar vehicles may be seeking access to the venue for at least a further hour after an event finishes. This will cause further disruption to local residents in terms of noise pollution


Additionally, I have grave concerns with regard to access for emergency vehicles for both residents and proposed venue guests. Burcott High Street is fundamentally a single file road when you take into account residents parking their cars outside their own homes. I am sure if you engage with the local waste disposal group, you will be advised that access is at best very tricky and at worst impossible. As the application makes no specific reference to guest parking facilities, I am very concerned that guests may choose to park on the road at the top end of the High Street, which is highly likely to prevent access to emergency vehicles and residents. Furthermore, venue guests may choose to park their vehicles outside residents homes, which is likely to lead to potential bad feeling or confrontation.

We moved to Burcott 17 years ago primarily because it was quiet and seemingly had little scope for expansion/development. I am sure most, if not all the residents of Burcott will cite similar reasons for choosing to live in this unique hamlet. This application will severely disrupt our lovely home and will inevitably lead to noise and light pollution which is acceptable at present. It is also likely to damage local wildlife in the immediate area.

We have never objected to any planning application for residents to improve their own homes, as it is necessary to continually evolve Burcott, through gentle manipulation. Should this application be granted it will adversely alter the makeup of our hamlet and remove the primary reason we wish to live in such a delightful area.

I believe this application should be rejected as unsuitable for an area of such outstanding natural beauty. I would also remind you of my primary fear that should an application be granted, it will be abused and used to establish the real objective of the applicant to alter the usage to a chicken/poultry farm in the future.

Your sincerely

A solid black rectangular box redacting the signature of Andrew Ashton.

Andrew Ashton

**Aylesbury Vale Planning & Licensing
The Gateway, Gatehouse Road
Aylesbury HP19 8FF
For the Attention of Kerryann Ashton**

23rd July 2017

Dear Ms Ashton,

Re: Application - 17/01944/LAPRE

With reference to this application, my wife and I are horrified by the thought of a Wedding Venue such as that applied for, being allowed to operate within sight of our house. Since there have been new occupants at Mount Pleasant, our sleep has been frequently disrupted during the night by a dog living at that address. If the sound of a dog barking is audible to us where we sleep at the back of our house, we would definitely be kept awake most of the night by a wedding party with loud music which is that close to our house! We note that the application is for an indoors event only, but we have also learnt that 'indoors' can include a marquee which is of course no restriction to sound. We know that noise carries in our countryside as there have been 'illegal raves' in woods some distance away that we can hear all night! For all the above reasons, we therefore urge the council to deny this application on the grounds of significant noise pollution to the surrounding neighbourhood.

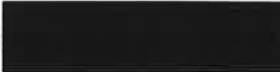
As I am sure you are aware, The High Street where we live is a very narrow rural road with access only for one-way traffic. GPS devices most commonly direct visitors to the narrowest part of the High Street (which is opposite our house) and considerable congestion is likely if attendees are arriving for a function at Mount Pleasant at around a similar time. On exiting the venue, the same, if not worse, is likely to arise when partygoers leave in the early hours of the morning causing disruption and again noise pollution for the residents of Burcott. Presuming that a wedding venue will

require large vehicles for catering, music and entertaining, these vehicles will exacerbate the traffic issues, increasing wear and tear on our small road system which is the only access to Mount Pleasant. Again, we urge you to refuse this application on the grounds of access to the property being totally unsuitable for a wedding venue.

A wedding venue with any amount of guests will need good lighting for safety which together with the movement of a number of vehicles to match the number of guests would create light pollution and would be worse as the lights would be moving across the backs of our houses.

As residents of Burcott for some years we have enjoyed the quiet and tranquil nature of our surroundings. The new owner of Mount Pleasant has, since he arrived, done nothing but upset the local neighbourhood. Without permission he has uprooted trees which have been established for years. He has similarly destroyed mature hedges that have been in situ for a very long time. He has disturbed water courses and created constant noise from earth moving machines. He has built extensions and alterations to his buildings which are particularly ugly and without proper permission from the authorities. He has let a dog continually bark during the night. Granting a wedding venue to this man would be the last straw. He clearly has no idea of what it is to be neighbourly and respect those around him. Instead he seems hell bent on making life difficult for everyone, including yourselves in the Council. This wedding venue application should be denied as the applicant is clearly not to be trusted by the evidence of his actions to date.

Finally we are disturbed by the lack of detail in the application. It seems that if the application is granted, we could be inundated by noise and disruption on every day of the year, from 1pm to midnight during the week and until 1am on Fridays and Saturdays. This is totally unacceptable to residents of a quiet community in Buckinghamshire and the application should be immediately refused.

If you wish to follow up any of our objections we can be contacted on 

Yours sincerely,


Lawrie H Ellis & Rebecca McDonald

Mr Ian McNeill



21/7/2017

Aylesbury Vale District Council
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

Application for Premises Licence

Re: Beauty of Woman Wedding Venue License Application

Ref 17/01944/LAPRE

I object to the application, which does not specify any limits and therefore requests that wedding events can be held any day of the week, 52 weeks of the year, on the following grounds:

Public Nuisance

- Noise travels very clearly from Mount Pleasant Farm due to the topology, this is a quiet rural community and the level of noise disturbance will be significant. Even with the inconvenience and discomfort of sleeping with windows closed, sounds such as dogs barking and heavy machinery at Mount Pleasant Farm are still audible, therefore music and other noises associated with a wedding will be intrusive and will disturb sleep with the associated effects on health and wellbeing.
- Whilst the licence application for music and sale of alcohol is for 1pm to midnight extended to 1am Friday and Saturday this will not be the end of the event and therefore the noise of celebrations will inevitably continue later so the extent of noise disturbance will be lengthened.
- The number of vehicle movements on the single track roads to Mount Pleasant Farm (including High Street Burcott) will be significant which will cause disturbance, especially when the event finishes. It should be noted that there is very limited room for cars to pass on the High Street which is not an issue with the normal level of traffic, with a large influx of vehicles this will be a hazard to walkers and riders.
- Any use of fireworks will be an additional level of disturbance.
- There has been no clarity on the buildings to be used, if these are to be temporary structures (marquees) then the level of soundproofing will be minimal.

Environmental Concerns

- Noise and light pollution from the event will disturb livestock and wildlife in the area.
- Any toilet provision must not cause pollution.
- Any use of fireworks will be an additional disturbance to animals and potentially a fire risk – note that there are thatched properties nearby.

Yours sincerely



Ian McNeill



**Objection in relation to Wedding Venue Licence Application number
17/01944/LAPRE (Mount Pleasant Farm, Burcott)**

**From:- Martyn and Jill Latch
Neighbour**

We wish to object to Mount Pleasant Farm being awarded a Wedding Licence on the following grounds:-

- Our property is directly opposite Mount Pleasant and although there are 2 fields between us we overlook the property and neighbouring fields and can clearly see and hear what goes on at the property. Because of our position we are extremely concerned about the prospect of Mount Pleasant becoming a wedding venue. Their application for the licence is very sketchy to say the least concerning the size and duration of events. There is no clear explanation of where the weddings will take place e.g. will marquees be erected each time or will existing barns or their own home be utilised? We have concerns about the amount of noise that will be generated from both music and guests and if fireworks are used these will be late at night, impacting not only on the local villages but also on the livestock and domestic animals. We have already experienced the endless barking of the owner's dog especially at night so we know the noise will be a major environmental/pollution issue.
- One of our major concerns is that the owners of the property have continued to disregard rules and regulations regarding their land and home modifications which has resulted in various agencies being involved with the family. We worry that any licence conditions imposed will be ignored.
- We are also concerned about the size and amount of traffic that will use the only access road, Burcott High Street, on wedding days from early morning until late at night or into the early hours of the following morning. This will cause a safety issue to local residents who walk in this narrow lane as there are no pavements in Burcott and locals, including ourselves, regularly use the High street for access to Wing and to get to bridle paths and footpaths to walk dogs.

In summary we object to this application on the grounds of public safety, noise and light pollution and environmental grounds. We therefore trust AVDC will be rejecting this Wedding Venue Licence Application.

M.A.R. LATCH

23/7/17

F.A.O. Kerry. ANN ASTON. Licensing Dept. AVEC.

re: Wedding Venue Application Ref 17/01944/WAPRE
at Mount Pleasant Farm. Burcott WYOTS.

NAMES: CAROLINE WITZELS / MAUREEN TAYLOR.

ADDRESS: [REDACTED]

COMMENTATOR TYPE: NEIGHBOUR.

STANCE: OBJECT.

REASON FOR COMMENT: ENVIRONMENT (NOISE, WILDLIFE)
PREVENTION OF PUBLIC NUISANCE (TRAFFIC, DISRUPTION OF SLEEP,
PUBLIC SAFETY. (CHILDREN, PEDESTRIANS, HORSERIDERS,
DOG WALKERS)

We have been resident in this quiet hamlet for 25yrs and moved here to enjoy the countryside and inherent wildlife plus to be part of the close knit community.

We are greatly concerned that we are writing an objection when the full facts of the application are extremely scant i.e. the numbers involved and the actual accommodation for the venue, which are central to this issue and are not divulged by the applicant.

We feel it is totally unreasonable to hold weddings at M.P. Farm because it could in effect be, music (live & recorded) playing 365 days of the year. 1pm - 12am (weekdays) and 1pm - 1.00am Friday & Saturdays. This could include guests numbering between 50 - 500+. With an alcohol licence as well, this could result in antisocial behaviour to and from the venue, which could extend upto 2hrs after last orders at 1.00pm → 3am!! If taxi's are used this will further increase the traffic flow.

We have already been greatly affected by the M.P. dog barking and been kept awake at night during the summer months. This is due to the of the land which acts as a funnel and can easily be heard throughout the village and surrounding properties.

We used to enjoy watching the Barn Owls that infact used to nest in the barns at M.P., but these have not been seen for sometime.

The Wildlife Habitat of hedgerows and trees have already been destroyed. (M.P. have an Enforcement Order against them which requires them to replant the hedgerows and a number of trees) A Wedding Venue would just compound this problem.

The narrow access road (HIGH STREET - NORTH) which M.P. use, runs in front of our property. It is totally inadequate for large vehicles that will be associated with running a business of this nature.

Excessively large lorries to MP Farm have already damaged our frontage.

Due to there not being any pavements, this venue poses a Safety issue. The narrow drive which gives access to M.P. is used by Pedestrians and Dog Walkers (using the Footpath) and Horse riders on their way to the Bridlepath plus Children playing in the stream at the bottom.

We are mindful that Health and Safety will presumably be a major concern with this venue, as to date development has taken place without Planning Permission or Building Regulations being applied for by the owners.

We sincerely hope this is rejected by AIPC as this business would have a considerable detrimental effect on the well being of the residents of this hamlet and further destroy the environment.



P.s. there is no street lighting down the access drive to M.P. / Footpath / Bridlepath which poses a further Safety Risk with increased traffic.



Ashton, Kerryann

From: no-reply@aylesburyvaledc.gov.uk
Sent: 24 July 2017 13:36
To: Ashton, Kerryann
Subject: Comments for Licensing Application 17/01944/LAPRE

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:35 PM on 24 Jul 2017 from Mr Neil and Donna harrington.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Mr Neil and Donna harrington

Email: 

Address: 

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment: - Environmental emissions concerns
- Prevention of public nuisance

Comments: 1:35 PM on 24 Jul 2017 The location of Mount Pleasant Farm (MPF), which is in a rural area elevated on a ridge above and to the west of Burcott, makes it plainly unsuitable for the activities applied for. As there is a valley between MPF and west Burcott (including our home) there is nothing to stop noise at MPF traveling to the residents of west Burcott (including us) and north Wing creating a nuisance.

Our property is 650 yards from MPF but as there is a direct line of sight with nothing in between and we have often been woken in the night by the barking of dogs and shouting, let alone the noise from weddings. By way of example, on 10th/11th and 17th/18th music played at MPF was heard very loudly at our property and was a real nuisance.

Residents of Burcott, including ourselves, chose to live here in part due to the quiet rural setting. Our enjoyment of this would be significantly curtailed by the noise and nuisance that would result from the approval of this application.

Furthermore, there is no public transport near MPF and wedding guests and workers can only access the venue by car through the narrow High Street in Burcott, which is plainly unsuitable for increased volumes of traffic. Additional traffic would create disruption, noise and general nuisance to the residents of Burcott together with increased levels of environmental pollution.

Ashton, Kerryann

From: no-reply@aylesburyvaledc.gov.uk
Sent: 24 July 2017 19:35
To: Ashton, Kerryann
Subject: Comments for Licensing Application 17/01944/LAPRE

Follow Up Flag: Follow up
Flag Status: Flagged

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:35 PM on 24 Jul 2017 from Mr David Green.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Mr David Green

Email: 

Address: 

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:
- Environmental emissions concerns
- Prevention of public nuisance

Comments: 7:35 PM on 24 Jul 2017 As a resident of the village of Burcott I am concerned with the Noise from Live/Recorded music and from drunk and disorderly party goers late into the evening on Fri, Sat and especially Sunday.

There is also not the capacity for the increased level of traffic in the village.

Ashton, Kerryann

From: no-reply@aylesburyvaledc.gov.uk
Sent: 24 July 2017 21:22
To: Ashton, Kerryann
Subject: Comments for Licensing Application 17/01944/LAPRE

Follow Up Flag: Follow up
Flag Status: Flagged

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:21 PM on 24 Jul 2017 from Mr Gary Stevens.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Mr Gary Stevens

Email:

Address:

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment: - Crime Objections
- Prevention of public nuisance

Comments: 9:21 PM on 24 Jul 2017 I wish to object to the application for a premises licence at Mount Pleasant Burcott. The primary grounds for the objection are the prevention of public nuisance.

My property is less than 400 metres from Mount Pleasant and is clearly visible across the fields. I am particular concerned about,

- Loud noise both from the playing of music until midnight up to five days a week and to 1am on Fridays and Saturdays
- Noise from attendees leaving the venue up to 30 minutes or more after the time the music has stopped, both voice and traffic
- Loud noise from fireworks or other displays
- Light pollution from flashing lights and again fireworks at any time during the event

Burcott is a small hamlet of approximately 50 residential properties with no more than 150 residents, most of which are of, or approaching retirement age. The location of a wedding venue in such a small and peaceful location is completely inappropriate.

I also have the following concerns I would like to be considered when considering the application:

- Noise and light pollution would similarly cause distress to the livestock in the surrounding fields.
- The venue is likely to create anti-social behaviour, during and when departing the venue.
- Access to Mount Pleasant is from a narrow and poorly lit road. The movement of cars to and from --the premises will cause congestion and the risk of damage to cars and property. There are no footpaths in Burcott for the safe movement of people.

Please kindly refuse the application for a premises licence at Mount Pleasant Burcott on the grounds provided.

Ashton, Kerryann

From: no-reply@aylesburyvaledc.gov.uk
Sent: 24 July 2017 20:01
To: Ashton, Kerryann
Subject: Comments for Licensing Application 17/01944/LAPRE

Follow Up Flag: Follow up
Flag Status: Flagged

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:00 PM on 24 Jul 2017 from Mr Jon Curry.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Mr Jon Curry

Email: 

Address: 

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment: - Environmental emissions concerns
- Prevention of public nuisance

Comments: 8:00 PM on 24 Jul 2017 I am a resident in the hamlet of Burcott and I would like to register my objection to this licensing application.

The application does not provide a lot of detail around for example what the actual "indoors" location is where the weddings will be held, or whether there are any limits on number of events held or the number of attendees at each one.

Based on the limited information provided however, I have two principle objections:

- Noise pollution - Burcott is a rural location and relatively flat so sound tends to travel. Whilst my house is further from Mount Pleasant farm than many of my neighbours, regular (live and recorded) music will undoubtedly cause a nuisance to me and those living further afield, particularly late at night.

- Public nuisance - Without details of the size and number of events it is difficult to gauge the impact, but with the Mount Pleasant site accessed via a single track lane connected to the narrow Burcott High Street, there will inevitably be noise and congestion and parking issues for guests arriving and leaving, taxis doing drop offs and pick-ups, as well as delivery and service vehicles.

For these reasons, I request that the application is rejected.

Ashton, Kerryann

From: no-reply@aylesburyvaledc.gov.uk
Sent: 24 July 2017 23:00
To: Ashton, Kerryann
Subject: Comments for Licensing Application 17/01944/LAPRE

Follow Up Flag: Follow up
Flag Status: Flagged

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:59 PM on 24 Jul 2017 from Mrs nikki wood.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Mrs nikki wood

Email: 

Address: 

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Environmental emissions concerns
- Prevention of public nuisance
- Protection of children from harm

Comments: 10:59 PM on 24 Jul 2017 My first reason for objecting to this venue applying for a wedding license is that there is very little information to make an informed decision to support it. I have lived in Burcott for 17 years looking for a quiet, peaceful location to raise children after living in central London. My children can play safely and benefit hugely from living within this tranquil environment and never get disrupted sleep from noise. I fear that if this application is granted noise will travel. I say this with certainty since a few back when Wingfest was held on Jubilee Green in Wing, we could hear the music from our home. Mount Pleasant Farm is closer and looking at the limited provided detail, noise will be heard the early hours.

The road/lane leading to Mount Pleasant Farm is extremely narrow and will lead to traffic on the small high street which can impact on people. The 2 road junctions at either end of Burcott are not the easiest at

the best of times, to add more traffic will only make it more hazardous to drivers and pedestrians. My children walk home from school and i would worry more for their safety crossing the road if more traffic is travelling around Burcott. Nothing is mentioned on the size of weddings that can be held.

There are no actual footpaths within Burcott and so no safe place for people to walk which i see as a potential problem.

Mount Pleasant has it stands has no building to host a wedding for guests, its a residential home and erection of marquess would be unsightly and not great for containing noise. I strongly object to continuous use for large gatherings which would possibly use laser lights and fireworks which i know are popular aspects of weddings.

Burcott has a strong sense of community and life is peaceful with minimal disruption if any, i feel granting of a wedding license to this venue would completely go against the feel of community and not needed at this time.

Ashton, Kerryann

From: no-reply@aylesburyvaledc.gov.uk
Sent: 25 July 2017 00:04
To: Ashton, Kerryann
Subject: Comments for Licensing Application 17/01944/LAPRE

Follow Up Flag: Follow up
Flag Status: Flagged

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:04 AM on 25 Jul 2017 from Mrs Tracey Spivey.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Mrs Tracey Spivey

Email: 

Address: 

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment: - Environmental emissions concerns
- Prevention of public nuisance

Comments: 12:04 AM on 25 Jul 2017 Concerned with regards to the noise. Living close to the property and the fact that noise travels I am concerned this will have an effect on our family. The use of this type of application in the area will have a huge impact on the quiet village and increase traffic flow and noise pollution. There is no mention of how many events may take place, how many people or if the use of marquee to accommodate the event will be used. It states indoors but from knowledge the property isn't big enough to cater for such parties so where will they be held?
If this gets the go ahead fears are that they will start having music events and festivals on the land which is something I think was applied for before.
Having young children I am concerned that they will have disturbed sleep due to the noise.
Not only am I concerned regarding the music noise travelling and also the sounds of people but also fireworks could be let off at any time which not only

upsets children but also the animals . This could be an ongoing event , who's to say how many will be held, so if fireworks are let of then it could be very traumatic for animals hearing this constantly.

Ashton, Kerryann

From: [REDACTED]
Sent: 24 July 2017 16:58
To: Licensing Mailbox
Subject: 17/01944/LAPRE

Categories: LA2003 Representations

My details:
Ms Jo Secker

[REDACTED]

Reasons for comment: Environmental Emissions Concerns, Prevention of Public Nuisance, Safety of Premises

We object fully to the licensing application at mount pleasant reference 17/01944/LAPRE for the following reasons.

The application does not have sufficient detail with regards to the limit on the size or number of guests per event which is essential to any application of this type.

The application does not outline where on the property events will take place and if this will be inside one of the many buildings on the mount pleasant site or in a marquee. Lack of detail on the location and structure of the event venue makes its impossible to evaluate the severity of noise Burcott and the surrounding area will be subject to.

The application has been requested for 7 days a week, potentially allowing for events and loud music everyday of the year without a specified sound limit. There are no details about a music licence, live or recorded, before 11pm leading us to believe that music can be played from 1pm until 11pm without a licence or noise restriction in place. Mount Pleasant is situated at the top of a hill so noise will carry for miles and would have a serious impact and nuisance noise to the surrounding properties and countryside. This noise would continue well after the event when there is a steady stream of hundreds of guests leaving the venue at 12pm / 1pm. Some will have consumed alcohol for many hours contributing to more noise to the local community.

Restrictions would need to be made that no fireworks or Chinese Lanterns were allowed as there are lots of animals and wooden buildings in the local vicinity.

The only access point to mount pleasant is via a long single track road. The number of guests expected at a typical wedding would be significant and all would be using this access point to enter/exit the venue. Burcott is a small hamlet and is not suitable for heavy traffic or large delivery vehicles. No detail has been given to where guests will park at the venue.

The owners of mount pleasant have continued to disregard rules and regulations regarding their land and building modifications. Concern is raised that any restrictions put in place for such a venue will not be adhered to by the owners.

Ashton, Kerryann

From: [REDACTED]
Sent: 24 July 2017 20:43
To: Licensing Mailbox
Subject: For Kerry Ann Ashton: re 17/01944/LAPRE |

**17/01944/LAPRE | Premises Licence | Open for Consultation | Mount Pleasant Farm High Street
Burcott Buckinghamshire LU7 0JS**

For the attention of: **Kerry Ann Ashton**

Dear Kerry Ann Ashton

As a neighbour, I wish to object to the above application but unfortunately am unable to do so on the AVDC website which quotes:

- Error while submitting your comments. Your comments could not be submitted due to an error in the system.

Please could you therefore direct the following comments appropriately and confirm by email that this has been done?

With many thanks

Robert Wakeford

[REDACTED]

Commentator type: Neighbour
Stance: Object
Reason for comment: Prevention of public nuisance

We wish to object to the application for a Premises Licence at Mount Pleasant Farm, Burcott. We are immediate neighbours of Mount Pleasant Farm through our shared stream boundary and enjoy a westerly view from our house and garden, directly towards Mount Pleasant Farm.

As the application appears to lack background detail, we have considered it on the available facts, namely that it could hold wedding receptions, potentially on 365 days a year, all day and with music until midnight or 1.00 am (per the application). It is unclear whether events will take place within a marquee or inside a building, and this makes a fundamental difference to noise levels and also to the additional external lighting required.

Our main concerns are on the grounds of prevention of public nuisance: loud conversations at Mount Pleasant are already audible in Burcott gardens and music already played at the premises is louder than we would choose and can also be heard inside the houses interfering with the enjoyment of music, radio or television. Night-time barking of the dog at Mount Pleasant Farm already disturbs sleep, showing how noise carries from the applicant's site. Whilst apparently isolated, the applicant may not be aware how much sound carries across the valley between their property and the rest of Burcott. The prevailing winds are from the west and as Burcott is downwind of Mount Pleasant Farm, we are already subjected to more noise from these premises than we would choose.

Fireworks and/or the release of Chinese lanterns are often associated with weddings. Burcott is a rural hamlet surrounded by farms and animals, and includes a number of listed and thatched properties. Thus it would be unacceptable to allow the release of combustible items or balloons, as the applicant would have no control as to where the debris would land. Firework debris from a previous one-off occasion at Mount Pleasant Farm has been found on our land. This is grazed by livestock and bounded by two large listed, thatched buildings.

No information is provided with the application to show that the two public footpaths and public bridleway will remain unhindered. A mix of guests, alcohol, vehicles and public access at a wedding venue could potentially lead to conflict between the users of the public rights of way and wedding guests. There are few accommodation options within walking distance, so guests will be driving/driven away after the event has finished. Many guests will use taxis and have to wait for these to arrive. During this time people often wait outside inevitably creating noise due to their general merriment. Experience from other local venues is that it can easily take an hour for all guests to leave after the end of an event, thus potentially taking the impact of noise and disruption until 2.00 am.

Mount Pleasant Farm is not clearly signed, making it difficult for guests, suppliers and emergency services to locate the premises.

We would request that this licence application be refused, however should you be minded to approve it, we would ask for the following conditions:

- A restriction on the number of days (or part thereof) that events can occur
- Restrictions on the number of attendees
- Live and recorded music no later than 11.00pm on any night
- Live music not to be amplified
- Restriction on decibel levels of any music
- Provision of alcohol no later than 11.00 pm
- No Chinese lanterns or fireworks (other than sparklers)
- A restriction on additional external lighting, and pulsating lights prohibited

Ashton, Kerryann

From: no-reply@aylesburyvaledc.gov.uk
Sent: 25 July 2017 21:34
To: Ashton, Kerryann
Subject: Comments for Licensing Application 17/01944/LAPRE

Follow Up Flag: Follow up
Flag Status: Flagged

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:33 PM on 25 Jul 2017 from Mr Doug Stone.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Mr Doug Stone

Email: 

Address: 

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Environmental emissions concerns
- Prevention of public nuisance
- Protection of children from harm
- Safety of Premises

Comments: 9:33 PM on 25 Jul 2017 We object to the application on the following grounds

- 1) Unacceptable noise levels for long periods of time every day of the week.
- 2) Unsuitable access via single track roads which double up as public footpaths, bridle paths - and parking for residents of the village.
- 3) It has not been confirmed the premises are fit for purpose particularly in relation to health and safety and fire regulations. This includes access for the fire brigade and other emergency vehicles notably building regulations B5 - access.

Ashton, Kerryann

From: no-reply@aylesburyvaledc.gov.uk
Sent: 25 July 2017 17:33
To: Ashton, Kerryann
Subject: Comments for Licensing Application 17/01944/LAPRE

Follow Up Flag: Follow up
Flag Status: Flagged

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:33 PM on 25 Jul 2017 from Mr Mark Reynolds.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Mr Mark Reynolds

Email:

Address:

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment: - Prevention of public nuisance
- Safety of Premises

Comments: 5:33 PM on 25 Jul 2017 I object to the issue of a licence for this property on the following grounds

1. There are ongoing issues with this property including their blatant disregard for an AVDC enforcement notice.
2. Where I live we will be directly affected by the issue of noise from events which will have a detrimental effect on our quality of life and will prevent us from having a satisfactory private life. Having lived here for 30 years, we continue to enjoy free and unopposed use of our garden all year around but if this is allowed to go ahead, we will not be able to do so. Thus, having a detrimental effect on our right to a family and private life.
3. The increased traffic and threat to road safety is a fundamental consideration, especially as there are elderly and young people living in the immediate vicinity

Many thanks

Mark Reynolds

Ashton, Kerryann

From: no-reply@aylesburyvaledc.gov.uk
Sent: 25 July 2017 23:29
To: Ashton, Kerryann
Subject: Comments for Licensing Application 17/01944/LAPRE

Follow Up Flag: Follow up
Flag Status: Flagged

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:28 PM on 25 Jul 2017 from Mr Robert Bridgen.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS

Proposal: Premises Licence

Case Officer: Kerryann Ashton

[Click for further information](#)

Customer Details

Name: Mr Robert Bridgen

Email:

Address:

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Environmental emissions concerns
- Prevention of public nuisance
- Protection of children from harm

Comments: 11:28 PM on 25 Jul 2017 I object to this application for a number of reasons, firstly noise carrying across the open field that separates the rear of my property and the venue. I have young children that have had disturbed nights on the odd occasion that a Burcott resident has had just a small garden party with music let alone a potential full blown DJ/live band for 1000 guests. If the music doesn't effect them the strong chance of there being fireworks will. The site is not suitable for events of this size, even though the very narrow roads leading up to the site are public, it would only take one or two residents or guests cars to be parked outside their houses to cause massive disruption. Any negotiating around one or two cars in this very narrow road would only take approx 8 cars trying to access at once before it would back up onto the main Soulbury Road. An event of 500 guests would generate at least 200-300 car traffic in and out, whatever the event staff try to manage, the

Burcott High Street will be used by guests from both entrances of the high street. Unless all Burcott residents cars are removed prior to an event traffic will build up onto the main road, There is no alternative access for any emergency vehicles.

The area around the site has a mass of cattle, stabled horses, kenneled dogs not to mention the wild deer, heron, badger sets, bat colony's etc that really need this as much as me and my family.

With licensing till 12/ 1 am - this will create even more noise nuisance, with cars/ taxis to neighboring properties and ourselves. By licensing events within this area, we feel this type of venue, will also encourage drunken behaviors and drink driving with No One policing it, putting an added stretch on our local police forces, who currently dont have the capacity. This will effect many more closer residents even more than me and this is not a well located site for such events of this or any size.

Ashton, Kerryann

From: no-reply@aylesburyvaledc.gov.uk
Sent: 25 July 2017 15:51
To: Ashton, Kerryann
Subject: Comments for Licensing Application 17/01944/LAPRE

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:51 PM on 25 Jul 2017 from Mr Jon Evans.

Application Summary

Address: Mount Pleasant Farm High Street Burcott
Buckinghamshire LU7 0JS
Proposal: Premises Licence
Case Officer: Kerryann Ashton
[Click for further information](#)

Customer Details

Name: Mr Jon Evans
Email: [REDACTED]
Address: [REDACTED]

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Licensing Application
Reasons for comment: - Prevention of public nuisance
Comments: 3:51 PM on 25 Jul 2017 I wish to object to the above licence application for the following reasons

- 1) The venue is in a residential area with bad access for vehicles in general, let alone 100s of vehicles when attending 'events'.
- 2) The noise generated by events into the early hours would be immense and due to the properties location carries across the fields and local villages for a long distance. Even at our address approx 1 mile way we can hear the single 1 dog from the premises barking at night. A large number volume of people attending 'events' would produce an incredible amount of noise whether indoors or outdoors in an 'indoor' event such as
- 3) The property has a terrible record in upholding planning notices i.e. re instationing of hedgerows etc, destroying bridleways etc so it follows any licencing terms would not be abided by either.
- 4) The property and its owners seem not to have any idea about the nature of the local area and therefore are unlikely to respect any issues voiced by the general public.

5) There are plenty of licensed venues for 'events' in the local area and there is no need for another.

Licence application 17/01944/LAPRE

Wedding Venue - Mount Pleasant Farm, Burcott, LU7 0JS.

Objection to application in relation to Prevention of Public Nuisance and Environmental Emissions

Comments in relation to application:

1. The application is entirely lacking in detail with respect to the number, type and size of events proposed, exactly where the events will be held, and the arrangements that will be put in place to manage these events. There is also no detail as to the controls that the applicant will be putting in place to prevent and control Public Nuisance and Environmental Emissions from noise e.g. music, people, vehicles etc. as well as light.
2. The application appears to be for a licence to hold wedding receptions on any day of the week/year, without restriction, and so it is possible to have events occurring daily during both the day and night. There appears to be no restrictions to limit the number of events that are to take place during the year and this would have a major impact on local residents both from a public nuisance and environmental emissions perspective.
3. The application places no limit on the size of the receptions which may take place or their duration in terms of the number of days. With some events, celebrations can go on for many days and involve hundreds of people (guests, employees, delivery drivers etc.).
4. The application indicates that the events will only occur between 13:00 hrs and either 00:00 or 01:00 hrs, depending on the day. However, the events and hence any Public Nuisance and Environmental Emissions will occur/continue outside these times. This is especially so with deliveries of food, drink and equipment etc. vehicle movements, guests arriving and leaving, taxis as well as the installation and removal of any marquees and other similar structures intended at these events.
5. The application indicates that the playing of music and sale of alcohol will take place indoors, with no clarification nor detail as to where or what indoors means. Is this the main house only or outbuildings or in marquees. If in the house, will there be a restriction on e.g. the opening of doors and windows to prevent public nuisance from loud music? With respect to marquees, these are poor barriers to sound and will provide little or no attenuation of noise and hence lead to Public Nuisance. Will there be any noise limits set for the boundary of the site?
6. Live music is also of concern as it is very difficult to control and level and hence public nuisance that can be caused. Limiters or similar equipment can be required and utilised to control the level of recorded or amplified music, but live music using instruments which don't require amplification can be difficult to control and can lead to public nuisance and environmental emissions.

7. Fireworks and Chinese lanterns are often associated with wedding celebrations and these on a regular basis would have a major impact on the local community and wildlife. This could lead to both a Public Nuisance and Environmental Emissions concern.
8. The access to this site is via a single track driveway which exits onto a quiet narrow lane in Burcott which abuts our property. This road is adjacent to a number of properties which will be impacted by vehicular movements and this is both a noise and health and safety concern. Neither of these roads is suited to large or wide vehicles, nor are they suitable for heavy traffic flows. What if any controls will be in place to steward vehicles, prevent public nuisance and health and safety concerns from vehicle movements and parked vehicles.
9. Due to the position of Mount Pleasant Farm and the lie of the land, any disruption, public nuisance and environmental emissions will not be limited to near neighbours and any noise and light nuisance from the wedding celebrations in particular will be widely heard or seen by the local community.
10. Events such as this, particularly with limited controls in place will be detrimental to the quiet enjoyment of local residents both within Burcott and the surrounding communities. The proposals will inevitably lead to light and noise pollution and nuisance, which will also be affect local wildlife.

We are therefore of the opinion that this is a totally unsuitable use for this property and we can think of no reason to justify the licence application at this time.

We therefore object to this Licensing Application on the above grounds as a near neighbour to Mount Pleasant Farm who will be impacted by such events from both Public Nuisance and Environmental Issues and we request that the Authority rejects this application.

However if the Authority ignores the concerns of the local community and is minded to grant the application, then we would request that detailed and strict conditions and restrictions be added to the Licence to control the specific issues raised above.

J Hawke

Ashton, Kerryann

From: [REDACTED]
Sent: 25 July 2017 23:07
To: Licensing Mailbox
Subject: 17/01944/LAPRE | Premises Licence | Open for Consultation | Mount Pleasant Farm High Street Burcott Buckinghamshire LU7 0JS

Follow Up Flag: Follow up
Flag Status: Completed

Categories: LA2003 Representations

I have been unable to comment on the website for the above. So my comments can be taken into account I have decided to send them directly to the department.

I am very disappointed that the website is unable to cope with this application. There are no other comments listed and I am sure there have been many.

If you could confirm receipt of this email I would appreciate it.

Miss Alison J Redbart

[REDACTED]

To whom it may concern

I wish to object to this license being granted and the use of Mount Pleasant as a Wedding Venue as I am a concerned resident, my reasons are outlined below.

Access; I live in the High Street which is a narrow street with hardly any room to pass traffic coming from the opposite direction, with cars parked on either side of the road this would be quite hazardous for large volumes of traffic.

There are 2 entrances to the High Street and unless the owners at Mount Pleasant are going to supervise all vehicles on and off their premises there would be blockages from both ends. Guests wouldn't be vacating the venue at the same time so the constant stream traffic would be quite intrusive for residents.

The question that I think needs to be asked; is the bridge at Mount Pleasant strong enough for constant traffic and the traffic associated with erecting and dismantling a marquee and all the event supplies?

The owners at Mount Pleasant state that they have 60 acres of private land for parking. This land is made up of grass fields some of which has been newly ploughed. These fields would not be suitable for car parking all year round.

The road approaching Mount Pleasant is a Public Bridleway, if there are numerous vehicles up and down the road that will be a safety issue for horse riders and walkers.

Noise; If the weddings are going to be staged in a marquee there is no way that the noise will be limited. On a warm summers day the doors or sides of the marquee would be opened/removed and the noise would not be confined. The hours that the weddings are going to be taking place is the time of day that residents would be in their garden and enjoying their homes. If the weddings are to be permitted the residents will not be able to do that. We the residents have a very quiet environment if noise is going to influence our neighbourhood will it also influence our house values?

The owners have stated that they will place signage around the venue asking people to vacate the venue quietly, pubs and clubs display these signs and to my knowledge they are totally ignored when people are either high on excitement or intoxicated.