



Wed 07/04/2021 16:41

idoxsoftware@wycombe.gov.uk

Comments for Licensing Application 21/00326/LAPREN

To: Brian Whittall

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

Comments were submitted at 4:40 PM on 07 Apr 2021 from Mr Clifford Miller.

### Application Summary

**Address:** Barn A Rackleys Farm Marlow Road Cadmore End  
Buckinghamshire HP14 3PP

**Proposal:** Premises Licence

**Case Officer:** Mr Brian Whittall

[Click for further information](#)

### Customer Details

**Name:** Mr Clifford Miller

**Email:** [REDACTED]

**Address:** [REDACTED] Cadmore End, High Wycombe,  
Buckinghamshire HP14 [REDACTED]

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Licensing Application

**Reasons for comment:**

**Comments:** 4:40 PM on 07 Apr 2021 I object to this application to extend the opening hours.. It will cause "public nuisance" with late night noise from cars, headlights and later lighting of the premises.

I request the application is refused.

Thank you.

Clifford Miller

## Brian Whittall

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**From:** Michael Jones <[REDACTED]>  
**Sent:** 07 April 2021 15:54  
**To:** Brian Whittall  
**Subject:** [EXTERNAL] Rackleys Chiltern Hills 21/00326/LAPREN

Attn: Brian Whittall  
Licensing Officer  
Comunities Directorate  
Buckinghamshire Council

Dear Mr. Whittall,

In connection with the above Licensing application, I should be grateful if the following points could be considered:

Of major concern is the possible public nuisance in the village and surrounding areas, caused by the attendant noise, lighting and late hours of proposed events.

From presentations made by the Owner locally, activities at the venue were planned to cease at 11.00 pm (not 11.30 pm as the application now requests.)

Cadmore End is a quiet rural area - even traffic noise is greatly reduced after 7.00 pm . The possible noise from the venue until at least midnight and almost certainly later, would be significantly intrusive. Equally, it is implausible that attendees would leave both quietly and in an orderly fashion, within 30 minutes.

11.00 pm would therefore be more acceptable as a closing time, with the aim for the venue to be vacated by 11.30 pm.

I note that the conservatory doors and windows are to be closed while music is playing. Will there be similar restrictions attached to the use of microphones, for, for example speeches?

It would be helpful if this was a similar requirement to avoid the possible nuisance issue.

The lighting is supposed to be low level and low intensity, controlled by a sensor, and I hope that this will be a requirement of the license. Light pollution is another issue in a rural environment where there is both diversity of wildlife and houses nearby.

When the above concerns were raised at the planning stage reassurance was given that appropriate restrictions would be reinforced at the licencing stage.

One final point is how complaints should be lodged effectively and what measures will be taken if the licence requirements are not adhered to?

Can it safely be assumed that incidents of non-compliance should be referred to your department and will be followed-up appropriately?

Many thanks for your kind attention,

Michael Jones.

[REDACTED]  
Cadmore End Common  
Bucks HP14 [REDACTED]

## Brian Whittal

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**From:** idoxsoftware@wycombe.gov.uk  
**Sent:** 08 April 2021 14:38  
**To:** Brian Whittal  
**Subject:** Comments for Licensing Application 21/00326/LAPREN

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

Comments were submitted at 2:38 PM on 08 Apr 2021 from Mrs Alison Jones.

### Application Summary

**Address:** Barn A Rackleys Farm Marlow Road Cadmore End  
Buckinghamshire HP14 3PP

**Proposal:** Premises Licence

**Case Officer:** Mr Brian Whittal

[Click for further information](#)

### Customer Details

**Name:** Mrs Alison Jones

**Email:** [REDACTED]

**Address:** [REDACTED] Marlow Road, Cadmore End, Buckinghamshire  
HP14 [REDACTED]

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Licensing Application

**Reasons for comment:**

**Comments:** 2:38 PM on 08 Apr 2021 I wish to object to this licensing application on the grounds of public nuisance to the village and surrounding area. The extended hours could lead to late night noise from guests and cars as well as more light pollution from security lighting and car headlights. In addition, the applicant now has permission for a hotel in the grounds which could exacerbate these issues. I would be grateful if you could take these comments into account when determining the license.

## Brian Whittall

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**From:** Hayley Glasgow <clerk@laneendparishcouncil.org.uk>  
**Sent:** 08 April 2021 15:16  
**To:** Brian Whittall  
**Cc:** Jean Teesdale (Cllr); Ian Mcennis (Cllr); Mike Detsiny  
**Subject:** [EXTERNAL] RE: Rackleys Chiltern Hills 21/00326/LAPREN

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Mr Whittall,

The Parish Council has asked me to write to you re Rackleys Farm, We realise the deadline for comments re the licencing is today, 8th of April and apologises for this being last minute.

The Parish Council strongly supports residents regarding their concerns relating to the licensing application for Rackleys Chiltern Hills.

Proposed licensing closing hours have been extended from 11pm to 11-30pm, seven days a week under the late night refreshment clause.

At the previous planning committee meeting for application ref:17/08376/FUL the council suggested 11pm. closing, to allow the barn to be vacated by midnight in order to minimise late night disturbance to neighbours from vehicles exiting the site. Given the strength of the village's concern, and the very quiet location of the site, the council was going to make this a condition of the planning regulations but rescinded at the last moment, with assurances that the licensing authority should not think these hours unreasonable.

With the opening hours now extended to 24 hours everyday, together with the late night extension, plus drinking up time, it is almost certain that customers will not vacate the venue until the early hours of the morning, and given the "party" nature of the business, it is unlikely that it would be in a quiet and orderly manner.

Residents are concerned re the disturbance caused at night by vehicles driving down the access road from Rackleys and turning onto the Marlow Road at night.

The proposed condition that the entrance to the venue will be closed at 9-30pm, except for access / egress from the property in order to minimise disturbance to neighbours seems quite meaningless in real terms, and will do nothing to mitigate any late night disturbance.

The Parish Council and residents believe that adhering to the original proposed licencing hours would considerably alleviate any nuisance likely to be caused by late night opening hours in this elderly and wholly residential community.

Residents have expressed that lighting at the venue is already quite intrusive. Although conditions have been set that the lighting should be low level and sensor operated, there are some painfully bright lights operating continuously, over a large area, until the early hours of the morning.

I do hope you can consider the Parish Councils points which have been echoed by neighbouring residents.

Kind Regards  
Hayley Glasgow  
Clerk to Lane End Parish Council

**From:** Gill Smith [REDACTED]  
**Sent:** 08 April 2021 10:09  
**To:** Licensing Wycombe  
**Subject:** [EXTERNAL] Rackleys Chiltern Hills ref.21/00326/LAPREN

Dear sir,

As neighbours, we have several concerns relating to the licensing application for Rackleys Chiltern Hills.

Proposed licensing closing hours have been extended from 11pm. to 11-30pm. seven days a week under the late night refreshment clause.

At the previous planning committee meeting for application ref:17/08376/FUL the council suggested 11pm. closing, to allow the barn to be vacated by midnight in order to minimise late night disturbance to neighbours from vehicles exiting the site. Given the strength of the village's concern, and the very quiet location of the site, the council was going to make this a condition of the planning regulations but rescinded at the last moment, with assurances that the licensing authority should not think these hours unreasonable.

With the opening hours now extended to 24 hours everyday, together with the late night extension, plus drinking up time, it is almost certain that customers will not vacate the venue until the early hours of the morning, and given the "party" nature of the business, it is unlikely that it would be in a quiet and orderly manner.

As long standing neighbours of Rackleys, we are very aware of disturbance caused at night by vehicles driving down the access road from Rackleys and turning onto the Marlow Road at night. Our experience is that most vehicles tend to leave the access road with a racing start, as the sight line to the right is still quite limited despite improvements, resulting in considerable engine and tyre noise. There is also very noticeable light disturbance from headlights, which illuminate the bedrooms of the houses opposite the exit. This is particularly noticeable because of the very quiet and dark nature of the surrounding countryside. We reasonably expect some level of disturbance, but the effect of dozens of vehicles using the access road after midnight, will be seriously detrimental to the quiet enjoyment of our home, and our expectation of an undisturbed nights sleep.

The proposed condition that the entrance to the venue will be closed at 9-30pm. except for access / egress from the property in order to minimise disturbance to neighbours seems quite meaningless in real terms, and will do nothing to mitigate any late night disturbance.

I believe that adhering to the original proposed licencing hours would considerably alleviate any nuisance likely to be caused by late night opening hours in this elderly and wholly residential community.

Lighting at the venue is already quite intrusive. Although conditions have been set that the lighting should be low level and sensor operated, there are some painfully bright lights operating continuously, over a large area, until the early hours of the morning. Is it within your remit to enforce this within the licence.

Thank you for your attention,

Regards,  
Mr and Mrs. R. Smith

[REDACTED]  
Cadmore End.  
HP14 [REDACTED]