

NOTICE
OF
MEETING

**LICENSING & PUBLIC SPACE
PROTECTION ORDER (PSPO) SUB
COMMITTEE**

will meet on

TUESDAY, 24TH AUGUST, 2021

At 9.00 am

by

COUNCIL CHAMBER - TOWN HALL, MAIDENHEAD AND ON [RBWM YOUTUBE](#)

TO: MEMBERS OF THE LICENSING & PUBLIC SPACE PROTECTION ORDER (PSPO) SUB COMMITTEE

COUNCILLORS JOHN BOWDEN, DAVID CANNON AND GEOFF HILL

Karen Shepherd – Head of Governance - Issued: Monday 16 August 2021

Members of the Press and Public are welcome to attend Part I of this meeting. The agenda is available on the Council's web site at www.rbwm.gov.uk or contact the Panel Administrator **Shilpa Manek** 01628 796310

Recording of Meetings – In line with the council's commitment to transparency the Part I (public) section of the virtual meeting will be streamed live and recorded via Zoom. By participating in the meeting by audio and/or video, you are giving consent to being recorded and acknowledge that the recording will be in the public domain. If you have any questions regarding the council's policy, please speak to Democratic Services or Legal representative at the meeting.

AGENDA

PART I

<u>ITEM</u>	<u>SUBJECT</u>	<u>PAGE NO</u>
1.	<u>APPOINTMENT OF CHAIRMAN</u> To appoint a Chairman for the duration of the meeting.	-
2.	<u>APOLOGIES FOR ABSENCE</u> To receive any apologies for absence.	-
3.	<u>DECLARATIONS OF INTEREST</u> To receive any declarations of interest.	3 - 4
4.	<u>PROCEDURES FOR SUB COMMITTEE</u> To note the procedural details for the meeting.	5 - 6
5.	<u>CONSIDERATION OF APPLICATION FOR A NEW PREMISES LICENCE UNDER THE LICENSING ACT 2003</u> To consider an application for a new premises license under The Licensing Act 2003 for Black Boys Inn and land to the rear of Black Boys Inn, Henley Road, Hurley, Maidenhead, SL6 5NQ.	7 - 204

MEMBERS' GUIDE TO DECLARING INTERESTS IN MEETINGS

Disclosure at Meetings

If a Member has not disclosed an interest in their Register of Interests, they **must make** the declaration of interest at the beginning of the meeting, or as soon as they are aware that they have a DPI or Prejudicial Interest. If a Member has already disclosed the interest in their Register of Interests they are still required to disclose this in the meeting if it relates to the matter being discussed.

A member with a DPI or Prejudicial Interest **may make representations at the start of the item but must not take part in the discussion or vote at a meeting.** The speaking time allocated for Members to make representations is at the discretion of the Chairman of the meeting. In order to avoid any accusations of taking part in the discussion or vote, after speaking, Members should move away from the panel table to a public area or, if they wish, leave the room. If the interest declared has not been entered on to a Members' Register of Interests, they must notify the Monitoring Officer in writing within the next 28 days following the meeting.

Disclosable Pecuniary Interests (DPIs) (relating to the Member or their partner) include:

- Any employment, office, trade, profession or vocation carried on for profit or gain.
- Any payment or provision of any other financial benefit made in respect of any expenses occurred in carrying out member duties or election expenses.
- Any contract under which goods and services are to be provided/works to be executed which has not been fully discharged.
- Any beneficial interest in land within the area of the relevant authority.
- Any licence to occupy land in the area of the relevant authority for a month or longer.
- Any tenancy where the landlord is the relevant authority, and the tenant is a body in which the relevant person has a beneficial interest.
- Any beneficial interest in securities of a body where:
 - a) that body has a piece of business or land in the area of the relevant authority, and
 - b) either (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body **or** (ii) the total nominal value of the shares of any one class belonging to the relevant person exceeds one hundredth of the total issued share capital of that class.

Any Member who is unsure if their interest falls within any of the above legal definitions should seek advice from the Monitoring Officer in advance of the meeting.

A Member with a DPI should state in the meeting: ***'I declare a Disclosable Pecuniary Interest in item x because xxx. As soon as we come to that item, I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Or, if making representations on the item: 'I declare a Disclosable Pecuniary Interest in item x because xxx. As soon as we come to that item, I will make representations, then I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'

Prejudicial Interests

Any interest which a reasonable, fair minded and informed member of the public would reasonably believe is so significant that it harms or impairs the Member's ability to judge the public interest in the item, i.e. a Member's decision making is influenced by their interest so that they are not able to impartially consider relevant issues.

A Member with a Prejudicial interest should state in the meeting: ***'I declare a Prejudicial Interest in item x because xxx. As soon as we come to that item, I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Or, if making representations in the item: 'I declare a Prejudicial Interest in item x because xxx. As soon as we come to that item, I will make representations, then I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'

Personal interests

Any other connection or association which a member of the public may reasonably think may influence a Member when making a decision on council matters.

Members with a Personal Interest should state at the meeting: ***'I wish to declare a Personal Interest in item x because xxx'. As this is a Personal Interest only, I will take part in the discussion and vote on the matter.***

This page is intentionally left blank

LICENSING SUB-COMMITTEE

PROCEDURES

The Licensing Panel Sub-Committee to elect a Chair. The Chair will welcome all parties to the meeting, introduce the Sub-Committee Members and officers present. The hearing will then proceed as follows;

- a) The Officer Reporting (as the licensing authority) to outline the application and the decision to be taken
- b) Members to ask questions of the Officer Reporting
- c) Applicant to ask questions of the Officer Reporting
- d) The Applicant to put their case to the Sub-Committee
- e) Members to ask questions of the Applicant
- f) Other persons to make their representations
- g) Members to ask questions of other persons
- h) Applicant to ask questions of other persons
- i) Chair to ask if any parties have any further questions or anything they wish to add
- j) Applicant to briefly summarise their position
- k) Officer Reporting to sum up and restate the options for the Members of the Sub Committee
- l) Sub-Committee to retire and make their decision within 5 working days

This page is intentionally left blank

REPORT TO LICENSING PANEL SUB COMMITTEE

CONSIDERATION OF AN APPLICATION OF A NEW PREMISES LICENCE UNDER THE LICENSING ACT 2003

LICENSING PANEL SUB COMMITTEE: Cllr Bowden, Cllr Cannon, Cllr Hill

OFFICER REPORTING: Craig Hawkings

A) The Application – (Appendix A)

Applicant: MODE DE VI CARBON LIMITED

Registered: 11016914

Premises: Black Boys Inn and land to the rear of Black Boys Inn, Henley Road Hurley, Maidenhead, SL6 5NQ

A map of the area surrounding the premises is at **(Appendix B)**.

The application is to:

1. To Licence the Black Boys Inn Public House and surrounding land for pop up installation for outdoor events.

A summary of the application is as follows:

Exhibition of Films (Both)	Mon – Sat Sun	09:00 – 00:00 09:00 – 23:00
Screening of Indoor Sporting Events	Mon – Sun	09:00 – 00:00
Provision of live music (Both)	Mon – Sat Sun	09:00 – 00:00 09:00 – 23:00
Recorded Music (Both)	Mon – Sat Sun	09:00 – 00:00 09:00 – 23:00
Late night refreshment (Both)	Mon – Sat	23:00 – 00:00
Sale and Supply of Alcohol (On & Off)	Mon – Sat Sun	09:00 – 00:00 09:00 – 23:00
Hours open to the Public	Mon - Sun	09:00 – 00:00

Seasonal Variation – Camping 24 Hours in summer season May 1st to September 30th.

Designated Premises Supervisor (DPS): Mr Mathew Valentine

B) Relevant Representations Received

Where, as Here, Relevant representations have been made, the licensing authority must hold a hearing to consider them, unless agreed by the parties. The licensing sub-committee can take steps as are appropriate for the promotion of the Licensing Objectives as relevant.

To be “relevant”, the representation has to relate to the likely effect of the grant of the licence on the promotion of at least one of the four licensing objectives which are set out in the Licensing Act 2003.

The four licensing objectives are;

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance; and
- The protection of children from harm.

In this case the representations received from the responsible authorities are as follows;

a . Environmental Health:	None
b . RBFRS:	None
c . Planning Officer:	None
d . Local Safeguarding Children's Board (LSCB)	None
e . Public Health:	None
f . Trading Standards:	None
g . Thames Valley Police:	None
h . RBWM Licensing:	None

Representations received from other persons are as follows;

- 84 Representations (**Appendix C**)
- 1 Representation of Support (**Appendix D**)

C) RBWM Licensing Policy

The RBWM Licensing Policy Statement 2016-21 can be found at https://www3.rbwm.gov.uk/downloads/file/131/licensing_policy_statement_2016-21

The sections of the RBWM Licensing Policy relevant to this application are;

6.1 Framework Hours

Having considered the evidence of alcohol related crime, disorder and anti-social behavior, the number of late-night premises and, in particular, the social, practical and regulatory impacts on the morning after the night before, the Licensing Authority has adopted a Framework Hours Policy. This Framework Hours Policy will apply to new and variation applications.

The Framework Hours are:

Premises Type	Commencement Hour for Licensable Activities No earlier than:	Terminal Hour for Licensable Activities No later than:
• Off licence	• 09.00	• 23.00
• Restaurant	• 09.00	• 01.00
• Pub/bar/night club	• 10.00	• 02.00
• Takeaway	• n/a	• 02.00

(As can be seen, the licensed hours applied for in this application fall outside RBWM framework hours for “Pub / Bar ” premises.)

Framework Hours are intended to guide applicants on the Licensing Authority’s expectations when preparing their Operating Schedule. However, if no relevant representations had been received, the application would have been granted by the Licensing Authority under delegated powers.

6.4 Wider Community Interest

The Licensing Authority considers that its licensing functions are exercised in the public interest, furthermore that the Licensing Authority is under a duty to take any steps with a view to the promotion of the licensing objectives in the interests of the wider community and not just those of the individual licence holder.

The Licensing Authority will have particular regard to those applications in close proximity to residential premises and the likely effect on the promotion of the licensing objectives in such circumstances. Subject to any relevant representations, the Licensing Authority will have particular regard to*:

- The nature of the activities
- The character of the surrounding area
- Measures for limitation of noise emissions from the premises. These may include as appropriate; noise limitation devices, sound insulation, whether windows are to be opened, the insulation of acoustic lobbies and double glazing
- Measures to deal with queuing, where necessary
- Use of outdoor areas
- Measures to deal with dispersal of customers from the premises as necessary, including the employment of door supervisors, use of dedicated Hackney Carriage / Private Hire firms, notices in the premises requesting customers to respect neighbours
- Winding down periods, particularly in public houses and nightclubs etc.
(*Note – not all of these will be relevant to this particular application)

7. Promoting the Prevention of Crime and Disorder

Where relevant representations are made, the Licensing Authority will have particular regard to the following issues* in relation to the crime and disorder objective:

- Measure to prevent bottles being carried from premises
- Use of drinks' promotions
- Measure to prevent binge drinking
- Participation in the Pub Watch Scheme
- Use of door supervisors
- Training staff in crime prevention measures
- Search procedures
- Use of close circuit television
- Lighting
- Where premises are new, designing out crime
- Quality of surveillance of premises

9. Promoting the Prevention of Public Nuisance

Where relevant representations are made, the Licensing Authority will have particular regard to the following issues* in relation to the public nuisance objective:

- The disposal of waste, particularly glass
- The use and maintenance of plant, including air extraction and ventilation systems
- Litter in the vicinity of the premises
- Noise from deliveries / collections to and from the premises
- Measures to control behaviour and queues
- Whether door supervisors are able to stay at the entrance to encourage quiet departure
- The provision of Hackney Carriage / Private Hire services at the premises
- Signs on doors and on tables encouraging consideration to the neighbours

10. Promoting the Prevention of Children from Harm

RBWM recognizes that the protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms directly associated with alcohol consumption but also wider harms such as exposure to strong language and the need to protect children from sexual exploitation.

All applicants need to demonstrate how children and young people will be safeguarded if attending the licenced premises, or how it will be ensured that they do not gain access to the premises if not appropriate. Where relevant representations are made in relation to the protection of children from harm the Licensing Authority may impose conditions restricting the access of children or excluding them altogether from licensed premises.

Proof of Age Cards

Where necessary and appropriate, a requirement for the production of proof of age cards before any sale of alcohol is made could be attached to any premises licence or club premises certificate for the protection of children from harm.

D) Revised Guidance issued under section 182 of the Licensing Act 2003

The full document is found at

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/705588/Revised_guidance_issued_under_section_182_of_the_Licensing_Act_2003_April_2018_.pdf

The sections of the Guidance relevant to this application are;

Licensing objectives and aims

1.2 The legislation provides a clear focus on the promotion of four statutory objectives which must be addressed when licensing functions are undertaken.

1.3 The licensing objectives are:

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance; and
- The protection of children from harm.

1.4 Each objective is of equal importance. There are no other statutory licensing objectives, so that the promotion of the four objectives is a paramount consideration at all times.

1.5 However, the legislation also supports a number of other key aims and purposes. These are vitally important and should be principal aims for everyone involved in licensing work. They include:

- protecting the public and local residents from crime, anti-social behaviour and noise nuisance caused by irresponsible licensed premises;
- providing a regulatory framework for alcohol which reflects the needs of local communities and empowers local authorities to make and enforce decisions about the most appropriate licensing strategies for their local area; and
- encouraging greater community involvement in licensing decisions and giving local residents the opportunity to have their say regarding licensing decisions that may affect them.

Crime and disorder

2.1 Licensing authorities should look to the police as the main source of advice on crime and disorder. They should also seek to involve the local Community Safety Partnership (CSP).

2.3 Conditions should be targeted on deterrence and preventing crime and disorder including the prevention of illegal working in premises (see paragraph 10.10). For example, where there is good reason to suppose that disorder may take place, the presence of closed-circuit television (CCTV) cameras both inside and immediately outside the premises can actively deter disorder, nuisance, anti-social behaviour and crime generally. Some licence holders may wish to have cameras on their premises for the prevention of crime directed against the business itself, its staff, or its customers. But any condition may require a broader approach, and it may be appropriate to ensure that the precise location of cameras is set out on plans to ensure that certain areas are properly covered and there is no subsequent dispute over the terms of the condition.

Public nuisance

2.15 The 2003 Act enables licensing authorities and responsible authorities, through representations, to consider what constitutes public nuisance and what is appropriate to prevent it in terms of conditions attached to specific premises licences and club premises certificates. It is therefore important that in considering the promotion of this licensing objective, licensing authorities and responsible authorities focus on the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises which may be disproportionate and unreasonable. The issues will mainly concern noise nuisance, light pollution, noxious smells and litter.

2.16 Public nuisance is given a statutory meaning in many pieces of legislation. It is however not narrowly defined in the 2003 Act and retains its broad common law meaning. It may include in appropriate circumstances the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises. Public nuisance may also arise as a result of the adverse effects of artificial light, dust, odour and insects or where its effect is prejudicial to health.

2.19 Where applications have given rise to representations, any appropriate conditions should normally focus on the most sensitive periods. For example, the most sensitive period for people being disturbed by unreasonably loud music is at night and into the early morning when residents in adjacent properties may be attempting to go to sleep or are sleeping. This is why there is still a need for a licence for performances of live music between 11 pm and 8 am. In certain circumstances, conditions relating to noise emanating from the premises may also be appropriate to address any disturbance anticipated as customers enter and leave.

2.21 Beyond the immediate area surrounding the premises, these are matters for the personal responsibility of individuals under the law. An individual who engages in antisocial behaviour is accountable in their own right. However, it would be perfectly reasonable for a licensing authority to impose a condition, following relevant representations, that requires the licence holder or club to place signs at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places on the premises instead of outside, and to respect the rights of people living nearby to a peaceful night.

Protection of Children from harm

2.22 The protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly to alcohol consumption but also wider harms such as exposure to strong language and sexual expletives (for example, in the context of exposure to certain films or adult entertainment). Licensing authorities must also consider the need to protect children from sexual exploitation when undertaking licensing functions.

2.23 The Government believes that it is completely unacceptable to sell alcohol to children. Conditions relating to the access of children where alcohol is sold and which are appropriate to protect them from harm should be carefully considered.

2.26 Licensing authorities and responsible authorities should expect applicants, when preparing an operating schedule or club operating schedule, to set out the steps to be taken to protect children from harm when on the premises.

2.27 Conditions, where they are appropriate, should reflect the licensable activities taking place on the premises. In addition to the mandatory condition regarding age verification, other conditions relating to the protection of children from harm can include:

- Restrictions on the hours when children may be present;
- Restrictions or exclusions on the presence of children under certain ages when particular specified activities are taking place;
- Restrictions on the parts of the premises to which children may have access;
- Requirements for an accompanying adult (including for example, a combination of requirements which provide that children under a particular age must be accompanied by an adult); and
- Full exclusion of people under 18 from the premises when any licensable activities are taking place.

Hearings

9.38 In determining the application with a view to promoting the licensing objectives in the overall interests of the local community, the licensing authority must give appropriate weight to:

- the steps that are appropriate to promote the licensing objectives;
- the representations (including supporting information) presented by all the parties;
- this Guidance;
- its own statement of licensing policy.

E)

Conclusion / Summary

The Licensing Panel Sub Committee is obliged to determine this application with a view to promoting the four licensing objectives which are:

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance
- The protection of children from harm.

In making its decision, the Sub Committee is also obliged to have regard to national guidance and the Council's own Licensing Policy. Of course, the Committee must have regard to all of the representations made and the evidence that it hears.

The Sub-Committee must, having regard to the application and to the relevant representations, take such step or steps as it considers appropriate for the promotion of the licensing objectives. The steps are:

- (a) Reject the application;
- (b) Refuse to specify a person in the licence as the premise's supervisor;
(*Note – not all of these will be relevant to this particular application)
- (c) Grant the application but modify the activities and/or the hours and/or the conditions of the licence;
- (d) Grant the application.

Where conditions are attached to a licence then reasons for those conditions must be given.

The Sub-Committee are reminded that any party to the hearing may appeal against the decision of the Sub-Committee to the Magistrates' Court within 21 days of the notification of the determination.

The Sub-Committee are asked to determine the application.

Financial implications: None directly but Members should be aware that any decision of the Sub-Committee may be appealed against in the Magistrates' Court and such an appeal may involve additional costs and possible costs against the Council.

Environmental/Sustainability Implications: Any authorisation under the Licensing Act 2003 may give rise to environmental implications both positive and negative depending upon the application and any measures proposed to take control adverse environmental factors.

Legal implications: As outlined in the report.

Equality Implications: None.

Risk Implications: None.

Community Safety Implications: As outlined in the report.

Background papers:

Licensing Act 2003

Licensing Act 2003 Section 182 Statutory Guidance

Royal Borough of Windsor and Maidenhead Council Licensing Policy

Enclosures/Appendices:

Appendix A – Application and plans

Appendix B – Map of the area

Appendix C – Public Objections

Appendix D – Public representation of support

Appendix E – Agreed conditions requested by Trading Standards and
Thames Valley Police

Contact details: Craig Hawkings - Licensing Enforcement Officer

Craig.Hawkings@RBWM.gov.uk

Mobile: 07833047887

APPENDIX A

Application for a premises licence to be granted under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We **MODE DE VIE CARBON LIMITED**

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

BLACK BOYS INN PUB AND LAND TO THE REAR OF BLACK BOYS INN HENLEY ROAD HURLEY			
Post town	MAIDENHEAD	Postcode	SL6 5NQ

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£27750

Part 2 - Applicant details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- | | | |
|-----|---|-----------------------------|
| a) | an individual or individuals * | please complete section (A) |
| b) | a person other than an individual * | |
| X | i as a limited company/limited liability partnership | please complete section (B) |
| | ii as a partnership (other than limited liability) | please complete section (B) |
| | iii as an unincorporated association or | please complete section (B) |
| | iv other (for example a statutory corporation) | please complete section (B) |
| c) | a recognised club | please complete section (B) |
| d) | a charity | please complete section (B) |
| e) | the proprietor of an educational establishment | please complete section (B) |
| f) | a health service body | please complete section (B) |
| g) | a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales | please complete section (B) |
| ga) | a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England | please complete section (B) |
| h) | the chief officer of police of a police force in England and Wales | please complete section (B) |

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

X I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or X

I am making the application pursuant to a

statutory function or

a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over		Please tick yes	
Nationality					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address					

(optional)

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name	MODE DE VIE CARBON LIMITED
Address	THE COTTAGE, HIGHMOOR PARK, HIGHMOOR HENLEY ON THAMES, OXFORDSHIRE, RG9 5DH
Registered number (where applicable)	11016914
Description of applicant (for example, partnership, company, unincorporated association etc.)	LIMITED COMPANY
Telephone number (if any)	[REDACTED]
	[REDACTED]

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
A	S	A P

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

DD	MM	YYYY

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

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)X
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)X
- f) recorded music (if ticking yes, fill in box F)X
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of late night refreshment (if ticking yes, fill in box I)X

Supply of alcohol (if ticking yes, fill in box J)X

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play <u>take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
Mon	-----	-----	Please give further details here (please read guidance note 4)		<input type="checkbox"/>
Tue	-----	-----			<input type="checkbox"/>
Wed	-----	-----	State any seasonal variations for performing plays (please read guidance note 5)		<input type="checkbox"/>
Thur	-----	-----			<input type="checkbox"/>
Fri	-----	-----	Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 6)		<input type="checkbox"/>
Sat	-----	-----			<input type="checkbox"/>
Sun	-----	-----			<input type="checkbox"/>

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
				Both	X
Mon	0900	0000	Please give further details here (please read guidance note 4) LARGE SCREEN TVs and SCREEN ON CINEMA/STAGE AREA		
Tue	0900	0000			
Wed	0900	0000	State any seasonal variations for the exhibition of films (please read guidance note 5)		
Thur	0900	0000			
Fri	0900	0000	Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat	0900	0000			
Sun	0900	2300			

C

Indoor sporting events Standard days and timings (please read guidance note 7)			Please give further details (please read guidance note 4) SCREENING OF SPORTING EVENTS IN STAGE/CINEMA AREA
Day	Start	Finish	
Mon	0900	0000	
	-----	-----	
Tue	0900	0000	State any seasonal variations for indoor sporting events (please read guidance note 5)
	-----	-----	
Wed	0900	0000	
	-----	-----	
Thur	0900	0000	Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 6)
	-----	-----	
Fri	0900	0000	
	-----	-----	
Sat	0900	0000	
	-----	-----	
Sun	0900	0000	
	-----	-----	

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon	<u>Please give further details here</u> (please read guidance note 4)		
Tue			
Wed	<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Thur			
Fri	<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat			
Sun			

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors		
Day	Start	Finish		Outdoors		
Mon	0900	0000	<u>Please give further details here</u> (please read guidance note 4) BANDS TO PLAY IN STAGE AREA STAGE 1.5m HIGH	Both	X	
Tue	0900	0000				
Wed	0900	0000		<u>State any seasonal variations for the performance of live music</u> (please read guidance note 5)		
Thur	0900	0000				
Fri	0900	0000		<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	0900	0000				
Sun	0900	2300				

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
Mon	0900	0000	<u>Please give further details here</u> (please read guidance note 4) DJ MUSIC IN ALL STAGE & HOSPITALITY AREAS STAGE 1.5m HIGH	Both	X
Tue	0900	0000			
Wed	0900	0000	<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
Thur	0900	0000			
Fri	0900	0000	<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	0900	0000			
Sun	0900	2300			

G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance <u>take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
				Both	
Mon	<u>Please give further details here</u> (please read guidance note 4)		
Tue			
Wed	<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Thur			
Fri	<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat			
Sun			

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon	.....	.....		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue	.....	.....	Please give further details here (please read guidance note 4)		
Wed	.....	.....	
Thur	.....	.....	State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5)		
Fri	.....	.....	
Sat	.....	.....	Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sun	.....	.....	


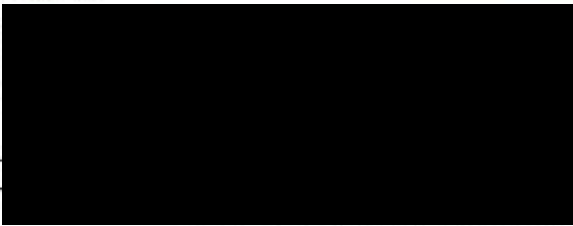
I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
Mon	0900	0000	Please give further details here (please read guidance note 4) FOOD FROM FOOD TRUCK AND BBQ DRINKS FROM BARS. TABLE SERVICE	Both	X
Tue	0900	0000			
Wed	0900	0000	State any seasonal variations for the provision of late night refreshment (please read guidance note 5)		
Thur	0900	0000			
Fri	0900	0000	Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 6)		
Sat	0900	0000			
Sun	0900	2300			

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon	0900	0000			
Tue	0900	0000			
Wed	0900	0000			
Thur	0900	0000			
Fri	0900	0000			
Sat	0900	0000			
Sun	0900	2300			
			Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name MATTHEW VALENTINE

Address

Issuing licensing authority (if known) WANDSWORTH

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

--

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5) CAMPING 24 HOURS IN SUMMER SEASON MAY 1 st – SEP 30 th
Day	Start	Finish	
Mon	0900	0000	
Tue	0900	0000	
Wed	0900	0000	
Thur	0900	0000	
Fri	0900	0000	
Sat	0900	0000	
Sun	0900	0000	

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

SEE ATTACHED

b) The prevention of crime and disorder

SEE ATTACHED

c) Public safety

SEE ATTACHED

d) The prevention of public nuisance

e) The protection of children from harm

SEE ATTACHED

Checklist:

Please tick to indicate agreement


- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	<ul style="list-style-type: none"> [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work check or right to work (please
Signature	
Date	05/05/2021 ✓
Capacity	DIRECTOR

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

Notes for Candidates

CRIME AND DISORDER

<u>Door Supervisors</u>		I intend to promote the 4 licensing objectives by (please tick)
1.	Will be correctly registered with the Security Industry Authority (S.I.A.).	<input checked="" type="checkbox"/>
2.	Will display the correct name / Identification Badge.	<input checked="" type="checkbox"/>
3.	Will carry an S.I.A. licence at all times.	<input checked="" type="checkbox"/>
4.	Door supervisor ratio agreed by the Police and Licensing Authority, which is 1: <u>TSA</u>	<input checked="" type="checkbox"/>
5.	A female door supervisor will be available if searches are to be conducted on female customers.	<input checked="" type="checkbox"/>
6.	Where there are 5 or more door supervisors, at least one of these will be female.	<input checked="" type="checkbox"/>
7.	Will wear clothing that can be easily and clearly identifiable on Closed Circuit Television (C.C.T.V.) – yellow reflective tabards.	<input checked="" type="checkbox"/>
8.	Will be in attendance at the entrance of the premises from <u>12.00</u> hrs until the main exit doors to the premises are closed, and at any time when patrons may be queuing for access.	<input checked="" type="checkbox"/>
9.	Door Supervisors will be issued with multi-channel radios capable of communicating with other door supervisors, the designated premises supervisor and Town Centre radio link.	<input checked="" type="checkbox"/>
10.	A Door Supervisor Register is kept and includes names, dates and times of the persons employed in such capacity.	<input checked="" type="checkbox"/>

C.C.T.V.		
11.	A C.C.T.V. system has been installed and is working to the satisfaction of Thames Valley Police and the Licensing Authority.	<input checked="" type="checkbox"/>
12.	Recordings will be maintained for an appropriate period of time to be agreed with the Police and the Licensing Authority.	<input checked="" type="checkbox"/>
CRIME AND DISORDER		I intend to promote the 4 licensing objectives by (please tick)
C.C.T.V. (Cont'd)		
13.	If the C.C.T.V. equipment fails, then Police and the Licensing Authority will be informed immediately by telephone and immediate steps will be taken to put the equipment back into working order.	<input checked="" type="checkbox"/>
14.	A notice will be displayed at the entrance to the premises advising that C.C.T.V. is in operation.	<input checked="" type="checkbox"/>
15.	At least one C.C.T.V. camera will be in operation at the front of the premises at all times when the premises is in use.	<input checked="" type="checkbox"/>
<u>Bottles and glasses</u>		
16.	Alcohol and soft drinks will be served in plastic or toughened glasses.	<input checked="" type="checkbox"/>
17.	All bottles sold will be made of plastic (where available).	<input type="checkbox"/>
18.	Where glass bottles are to be used the contents will be decanted into plastic or toughened glasses where it is not intended that the contents are to be consumed direct from the bottle.	<input checked="" type="checkbox"/>
19.	Customers carrying open or sealed bottles or glasses will not be admitted to the premises at any time.	<input checked="" type="checkbox"/>
20.	Customers will not be permitted to take open containers of alcohol or soft drinks from the premises.	<input checked="" type="checkbox"/>
21.	All bottles and glasses are to be removed from public areas as soon as the contents have been drunk or are empty.	<input checked="" type="checkbox"/>
22.	Bottle bins for collection or empty bottles will not be accessible to members of the public.	<input checked="" type="checkbox"/>

Radios		
23.	*I am / We are members of the Town Link Radio System which provides two way communication between licensed premises in Slough the Police and the Licensing Authority (i.e. C.C.T.V). <i>*(Delete as applicable)</i> TBC.	<input type="checkbox"/>
24.	The equipment will be kept in working order at all times.	<input checked="" type="checkbox"/>

CRIME AND DISORDER		I intend to promote the 4 licensing objectives by (please tick)
Radios (Cont'd)		
25.	The equipment will be on at all times the premises are open to the public, and will be monitored by the Designated Premises Supervisor or other responsible staff member.	<input checked="" type="checkbox"/>
26.	All instances of crime and disorder will be reported to the Police as soon as reasonably practicable via C.C.T.V. or the radio.	<input checked="" type="checkbox"/>

Capacity Limits		
27.	We have a capacity limit of <u>499</u> to prevent overcrowding which could lead to crime and disorder.	<input checked="" type="checkbox"/>
28.	The capacity limit is based on advice from the Police, Fire Service and own risk assessment. TBA	<input checked="" type="checkbox"/>
29.	Door supervisors will ensure the capacity limits are not exceeded, at all times.	<input checked="" type="checkbox"/>

Proof of Age Cards		
30.	We have a proof of age policy that has been formulated in discussion with the Police and the Licensing Authority.	<input checked="" type="checkbox"/>

Drinks Promotions		
31.	All-inclusive nights or other irresponsible drinks promotions will not be permitted.	<input type="checkbox"/>
32.	The Designated Premises Supervisor or a Personal Licence holder will be in charge of the premises when any drinks promotions are taking place.	<input checked="" type="checkbox"/>

Drugs		
33.	We have an anti-drugs policy that has been agreed following discussion with the Police and the Licensing Authority and is in line with the Safer Clubbing Guidance.	<input checked="" type="checkbox"/>
34.	A secure facility to store controlled drugs prior to collection is available.	<input checked="" type="checkbox"/>
35.	A drugs register will be maintained.	<input checked="" type="checkbox"/>
36.	The Police will be notified of all seizures of controlled drugs.	<input checked="" type="checkbox"/>

CRIME AND DISORDER		I intend to promote the 4 licensing objectives by (please tick)
Notices		
37.	Crime prevention notices are displayed warning customers of the possibility of crime which may target them, e.g. "Bags should not be left unattended", "Watch out for Pickpockets".	<input type="checkbox"/>
38.	A detailed "Customer Code of Conduct" poster is conspicuously displayed warning customers that if they act in an inappropriate manner they could be barred from all licensed premises in the vicinity.	<input checked="" type="checkbox"/>
39.	Any restrictions on the admission of children to the premises are conspicuously displayed outside the premises.	<input checked="" type="checkbox"/>
General		
40.	*I am / We are a member of Pubwatch and a representative attends Pubwatch meetings and participates in all initiatives. <i>*(Delete as applicable)</i>	<input type="checkbox"/>
41.	A Personal Licence holder will be at the premises at all times when alcohol is being sold or regulated entertainment is being provided.	<input checked="" type="checkbox"/>
42.	We have a policy on the safe management of large groups, i.e. hen and stag parties.	<input checked="" type="checkbox"/>
43.	A secure area for customer's personal belongings is available.	<input checked="" type="checkbox"/>
44.	We provide food that is available at all times when the premises are open.	<input checked="" type="checkbox"/>

45.	During under 18 nights, no alcohol is available to any customers.	<input checked="" type="checkbox"/>
-----	---	-------------------------------------

PUBLIC SAFETY

Fire Safety		I intend to promote the 4 licensing objectives by (please tick)
46.	We have conducted a suitable Fire Risk Assessment at the premises and implemented the necessary control measures.	TBC <input checked="" type="checkbox"/>
47.	All exit doors are easily operable without the use of a key, card, code or similar means.	<input checked="" type="checkbox"/>
48.	Exit doors are regularly checked to ensure they function satisfactorily.	<input checked="" type="checkbox"/>
49.	Records of all these checks are kept and can be produced on request.	<input checked="" type="checkbox"/>
50.	All removable security fastenings are removed whenever the premises are open to the public or staff.	<input checked="" type="checkbox"/>
51.	All fire doors are maintained unobstructed and effectively self-closing and will not be held open other than with approved devices.	<input checked="" type="checkbox"/>
52.	Fire resistant doors to service shafts, ducts and cupboards are kept locked shut.	<input checked="" type="checkbox"/>
53.	Step and stair edges are appropriately highlighted so as to be conspicuous.	<input checked="" type="checkbox"/>
54.	Hangings, curtains and temporary decorations are maintained in a flame retardant condition.	<input checked="" type="checkbox"/>
55.	Upholstered seating is fire retardant and complies with current fire safety regulations.	<input checked="" type="checkbox"/>
56.	Curtains, hangings and temporary decorations are located so as not to obstruct exits, fire safety signs or fire-fighting equipment.	<input checked="" type="checkbox"/>
57.	Notices detailing the actions to be taken in the event of fire or other emergency are prominently displayed and maintained in good condition.	<input checked="" type="checkbox"/>
58.	Access is provided for emergency vehicles and kept clear and free from obstruction at all times.	<input checked="" type="checkbox"/>

PUBLIC SAFETY		I intend to promote the 4 licensing objectives by (please tick)
Fire Safety (Cont'd)		
59.	Fire drill and emergency lighting tests are conducted weekly /monthly. Records of these tests are available upon request.	<input checked="" type="checkbox"/>
60.	All fire exits and means of escape are signed in accordance with BS5499: Part 1: Specification for Fire Safety Signs : 1990.	<input checked="" type="checkbox"/>
61.	An evacuation policy is in place that is to the satisfaction of the Fire Authority. All staff members have been trained in fire and emergency evacuation procedures.	<input checked="" type="checkbox"/> TBA
62.	Wall and ceiling finishes are fire resistant to the appropriate standard.	<input checked="" type="checkbox"/>
63.	Exit doors open outwards or are secured in the open position if this is not the case.	<input checked="" type="checkbox"/>
Disabled People		
64.	Adequate arrangements exist to enable the safe movement within the premises of disabled people and their safe evacuation in the event of an emergency.	<input checked="" type="checkbox"/>
PUBLIC SAFETY		
First Aid		
65.	Adequate and appropriate First Aid equipment and materials are available on the premises.	<input checked="" type="checkbox"/>
66.	At least one suitable trained First Aider will be on duty when the public are present. <i>MORE THAN 20 PATRONS</i>	<input checked="" type="checkbox"/>
67.	If more than one First Aider is present, their respective duties will be clearly defined.	<input checked="" type="checkbox"/>
68.	First Aiders are trained to deal with drug and alcohol related problems.	<input checked="" type="checkbox"/> TBA
PUBLIC SAFETY		
Fire Safety - Lighting		
69.	In the absence of adequate daylight suitable and sufficient artificial lighting is provided and maintained in any area accessible to the public.	<input checked="" type="checkbox"/>

PUBLIC SAFETY		I intend to promote the 4 licensing objectives by (please tick)
<u>Fire Safety – Lighting</u> (Cont'd)		
70.	Fire safety signs are adequately illuminated.	<input checked="" type="checkbox"/>
71.	Emergency lighting is installed and regularly maintained.	<input checked="" type="checkbox"/>
72.	Emergency lighting batteries are fully charged before the admission of the public.	<input checked="" type="checkbox"/>
73.	The emergency lighting battery has a capacity of 15 minutes to allow adequate evacuation of the premises.	<input checked="" type="checkbox"/>
74.	Emergency lighting tests are conducted monthly. Records of these tests are available upon request.	<input checked="" type="checkbox"/>
PUBLIC SAFETY		
<u>Safety Certificates</u>		
75.	The premises have either a current and satisfactory National Inspection Council (for) Electrical Installation Contracting (N.I.C.E.I.C.) or Electrical Contractors Association (E.C.A.) periodic electrical installation report. An inspection is carried out every <u>1</u> year(s) and a new report will be obtained each time.	<input checked="" type="checkbox"/> NEW ELECTRICALS TO BE INSTALLED
76.	The premises have either a current satisfactory N.I.C.E.I.C. or E.C.A. periodic emergency lighting report. An inspection is carried out every <u>1</u> year(s) and a new report obtained each time.	<input checked="" type="checkbox"/>
77.	The premises have a current Council (for) Registered Gas Installers (C.O.R.G.I.) certificate of inspection in respect of any gas boiler, calorifier or appliance. An inspection is carried out every <u>1</u> year(s) and a new report obtained each time.	<input checked="" type="checkbox"/>
78.	The premises have a current Oil Firing Technical Association (O.F.T.E.C.) certificate of inspection in respect of any oil-fired boiler or appliance. An inspection is carried out every _____ year(s) and a new report will be obtained at these intervals.	<input type="checkbox"/>
79.	The premises have a certificate issued by a suitably qualified and competent person confirming the safety of any suspended ceilings installed at the premises.	<input checked="" type="checkbox"/>
80.	The premises have current and suitable Public Liability Insurance in the sum of £ _____ million. A certificate will be obtained each year and displayed at the premises.	<input checked="" type="checkbox"/> T.B.A.

PUBLIC SAFETY		I intend to promote the 4 licensing objectives by (please tick)
<u>Safety Certificates</u> (Cont'd)		
81.	The premises have current certificates of inspection for all portable fire fighting equipment. An inspection is carried out every <u>1</u> year(s) and new certificates will be obtained at these intervals.	<input checked="" type="checkbox"/>
82.	The premises have a current certificate of inspection for the fire detection alarm. An inspection is carried out every <u>1</u> year(s) and a new certificate will be obtained at these intervals.	<input checked="" type="checkbox"/>
83.	Any temporary electrical installation being used is checked before use by a N.I.C.E.I.C. or E.C.A. electrician and a temporary electrical installation report or a certificate of compliance with British Standard BS7909: 1998 will be obtained.	<input checked="" type="checkbox"/>
PUBLIC SAFETY		
<u>Indoor Sports Entertainments</u>		
84.	An appropriately qualified Medical Practitioner is present throughout any sports entertainment involving boxing, wrestling, judo, karate or other sports entertainment of a similar nature.	N/A <input type="checkbox"/>
85.	Where a ring is involved, it is constructed and maintained by a competent person and inspected by a competent authority before use. Any material used to form this is fire-retardant.	N/A. <input type="checkbox"/>
86.	At any wrestling or similar entertainment, members of the public will not occupy any seat within 2.5 metres of the ring.	N/A <input type="checkbox"/>
87.	At water sports entertainments, an appropriate member of staff trained in rescue and life saving procedures is stationed within the vicinity of the water at all times.	N/A. <input type="checkbox"/>
PUBLIC SAFETY		
<u>Special Effects</u>		
88.	The use of special effects or mechanical installations is arranged, operated and stored so as to minimise any risk to the safety of the audience, performers and staff.	<input checked="" type="checkbox"/>

PUBLIC SAFETY		I intend to promote the 4 licensing objectives by (please tick)
General (Cont'd)		
99.	Seats are available to accommodate <u>20</u> % of the maximum capacity of the premises.	<input checked="" type="checkbox"/>
100.	A continuous and accurate record is maintained of the number of patrons within the premises. These records are available upon request.	<input checked="" type="checkbox"/>
101.	Searching as a condition of entry will be considered at all times and will be mandatory when directed by Police.	<input checked="" type="checkbox"/>
102.	A survey of the noise levels to which customers are subjected to has been undertaken by a suitably qualified and competent person and adjustments have been made to reduce levels, wherever necessary.	<input checked="" type="checkbox"/>
103.	Notices are displayed advising customers that they may be subjected to high levels of noise which may affect their hearing.	<input type="checkbox"/>

PUBLIC SAFETY (Theatres, Cinemas, Concert Halls and similar places)

<u>Premises used for closely seated audiences</u>		I intend to promote the 4 licensing objectives by (please tick)												
<u>Attendants</u>														
104.	The number of attendants on each floor in the auditorium is	<input checked="" type="checkbox"/>												
	<table border="1"> <thead> <tr> <th>Number of members of the audience present on a floor</th> <th>Minimum number of attendants required to be present on that floor</th> </tr> </thead> <tbody> <tr> <td>1 – 100</td> <td>One</td> </tr> <tr> <td>101 – 250 <input checked="" type="checkbox"/></td> <td>Two</td> </tr> <tr> <td>251 – 500</td> <td>Three</td> </tr> <tr> <td>501 – 750</td> <td>Four</td> </tr> <tr> <td>751 – 1000</td> <td>Five</td> </tr> </tbody> </table>	Number of members of the audience present on a floor	Minimum number of attendants required to be present on that floor	1 – 100	One	101 – 250 <input checked="" type="checkbox"/>	Two	251 – 500	Three	501 – 750	Four	751 – 1000	Five	
Number of members of the audience present on a floor	Minimum number of attendants required to be present on that floor													
1 – 100	One													
101 – 250 <input checked="" type="checkbox"/>	Two													
251 – 500	Three													
501 – 750	Four													
751 – 1000	Five													
	And one additional attendant for each additional 250 persons (or part thereof)													
105.	Attendants are not engaged in any duties that would hinder the prompt discharge of their duties in the event of an emergency or result in their absence from the auditorium when they are on duty.	<input checked="" type="checkbox"/>												
106.	Attendants are readily identifiable to the audience.	<input checked="" type="checkbox"/>												
107.	The premises are only used for a closely seated audience in accordance with seating plans. A copy of the plan is available at the premises.	<input type="checkbox"/>												
108.	No article will be permitted to be attached to the back of any seat which would reduce the clear width of seatways or cause a tripping hazard or obstruction.	<input checked="" type="checkbox"/>												
109.	The premises have a certificate confirming the suitability of the design, construction and loading of any temporary seating which should be kept available at all times.	<input checked="" type="checkbox"/>												

PUBLIC SAFETY (Theatres, Cinemas, Concert Halls and similar places)		I intend to promote the 4 licensing objectives by (please tick)
<u>Gangways</u>		
110.	Sitting on floors will not be permitted except where authorised in the Premises Licence.	<input type="checkbox"/>
111.	Waiting or standing will not be permitted except in areas designated in the Premises Licence.	<input type="checkbox"/>
112.	In no circumstances is anyone permitted to:- (i) Sit in any gangway; (ii) Stand or sit in front of an exit; or (iii) Stand or sit on any staircase including any landings.	<input checked="" type="checkbox"/>
<u>Special Effects</u>		
113.	The use of special effects or mechanical installations is arranged, operated and stored so as to minimise any risk to the safety of the audience, performers and staff special effects include: Dry ice machines and cryogenic fog; Smoke machines and fog generators; Pyrotechnics, including fireworks; Real flame; Firearms; Motor vehicles; Strobe lighting; Lasers; Explosives and highly flammable substances.	<input checked="" type="checkbox"/> N/A. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<u>Fire Safety</u>		
114.	All scenery used is maintained flame-retardant.	<input checked="" type="checkbox"/>
115.	Where a safety curtain is provided, it is to be arranged so as to protect the audience from the effects of a fire or smoke on stage for sufficient time, to be agreed with the Fire Authority before any performances take place, to enable the safe evacuation of the auditorium.	N/A. <input type="checkbox"/>
<u>General</u>		
116.	Clothing or other objects will not be permitted to be placed over balcony rails or upon balcony fronts.	N/A. <input type="checkbox"/>

PUBLIC SAFETY (Theatres, Cinemas, Concert Halls and similar places)		I intend to promote the 4 licensing objectives by (please tick)
General (Cont'd)		
117.	No drinks will be sold to or consumed by a closely seated audience unless they are in plastic or paper containers.	<input checked="" type="checkbox"/>
118.	All ceilings in those parts of the premises to which the audience are admitted will be inspected by a suitably qualified and competent person every <u> 1 </u> year(s). A certificate confirming the safe conditions of the ceilings is kept at the premises.	<input checked="" type="checkbox"/>
119.	Where the potential audience exceeds 250, all seats in the auditorium are, except in boxes accommodating not more than 8 persons, either securely fixed to the floor or securely linked together in lengths of not fewer than four or more than twelve.	<input type="checkbox"/>
Premises use for film exhibitions		
120.	The number of attendants on each floor in the auditorium is _____.	<input type="checkbox"/>
Attendants – premises without a staff alerting system		
	Number of members of the audience present on the premises	<input checked="" type="checkbox"/>
	Minimum number of attendants required to be on duty	
	1 – 250	
	Two	
	And one additional attendant for each additional 250 members of the audience present (or part thereof)	
	Where there are more than 150 members of an audience in any auditorium or on any floor.	At least one attendant shall be present in any auditorium or on any floor.

PUBLIC SAFETY (Theatres, Cinemas, Concert Halls and similar places)			I intend to promote the 4 licensing objectives by (please tick)
<u>Attendants – premises with a staff alerting system</u>			
Number of members of the audience present on the premises	Minimum number of attendants required to be on duty	Minimum number of other staff on the premises who are available to assist in the event of an emergency	
1 - 500 ✓	Two	One	
501 – 1000	Three	Two	
1001 – 1500	Four	Four	
1501 or more	Five plus one for every 500 (or part thereof) persons over 2000 on the premises.	Five plus one for every 500 (or part thereof) persons over 2000 on the premises.	
121.	The staff alerting system is maintained in working order.		<input checked="" type="checkbox"/>
<u>Flammable films</u>			
123.	No flammable films will be allowed on the premises without prior notification to the Fire Authority.		<input checked="" type="checkbox"/>
<u>Lighting</u>			
124.	The level of lighting in the auditorium is consistent with the effective presentation of the film. This will normally be in compliance with British Standards CP 1007 : 1955 – Maintained Lighting for Cinemas.		<input checked="" type="checkbox"/>

PREVENTION OF PUBLIC NUISANCE

<u>Noise and vibration</u>		I intend to promote the 4 licensing objectives by (please tick)
125.	A noise management plan has been devised and is in operation at the premises.	<input type="checkbox"/>
126.	Noise or vibration from the premises will be maintained at a level that will not be audible at the façade of any neighbouring noise sensitive premises.	<input type="checkbox"/>
127.	Doors and windows will be kept closed when regulated entertainment is taking place.	<input type="checkbox"/>
128.	All windows are double glazed to minimise the breakout of noise.	<input type="checkbox"/>
129.	The premises are air-conditioned to avoid the need to open doors and windows for ventilation.	<input type="checkbox"/>
130.	All entrances and exits have an effective lobby to minimise the breakout of noise.	<input type="checkbox"/>
131.	Noise limiters are fitted to amplification equipment and have been set at a level agreed with the local authority.	<input checked="" type="checkbox"/>
132.	Prominent, clear and legible notices are displayed at all exits requesting patrons to respect the needs of local residents and to leave the premises and the area quietly.	<input checked="" type="checkbox"/>
133.	The use of explosives, pyrotechnics and fireworks of a similar nature which could cause disturbance in surrounding areas is not permitted.	<input checked="" type="checkbox"/>
134.	Disposal of empty bottles into waste receptacles outside the premises will not be permitted to take place between the hours of 23:00 hrs and 07:00 hrs to minimise disturbance to nearby occupiers.	<input checked="" type="checkbox"/>
135.	For the final hours of opening the music is reduced in volume and is discernibly quieter.	<input checked="" type="checkbox"/>
136.	The playing of live or recorded music in garden or outside seating areas of the premises is not permitted.	<input type="checkbox"/>
137.	The playing of live or recorded music in garden or outside seating areas of the premises is not permitted after 10 hrs.	<input checked="" type="checkbox"/>

~~also after~~
 0000 SUN - WED
 0100 THURSDAY
 0300 FRIDAY / SATURDAY

PREVENTION OF PUBLIC NUISANCE		I intend to promote the 4 licensing objectives by (please tick)
<u>Noise and vibration</u> (Cont'd)		
138.	The garden or outside seating areas are closed to the public after 0300 hrs.	<input checked="" type="checkbox"/>
139.	All fixed plant and equipment at the premises e.g. ventilation systems that produce significant levels of noise are fitted with appropriate means of noise suppression and are restricted in their use so as to minimise disturbance to any neighbouring noise sensitive premises.	<input checked="" type="checkbox"/>
140.	A full acoustic survey into the impact of noise from the premises has been carried out by a competent person. All recommendations have been carried out.	<input checked="" type="checkbox"/>
141.	Children's inflatable play equipment <i>*will / will not be in use at the premises.</i> <i>*(Please delete as applicable)</i>	<input type="checkbox"/>
<u>Noxious smells</u>		
142.	All ventilation and extract systems are designed and maintained so as to prevent noxious smells causing a nuisance to nearby properties.	<input checked="" type="checkbox"/>
143.	Refuse receptacles are cleaned with disinfectant at least weekly.	<input checked="" type="checkbox"/>
<u>Light pollution</u>		
144.	Flashing / bright / flood lights used outside the premises and any security or access lighting installed will not be operated so as to cause a nuisance to nearby occupiers.	<input type="checkbox"/>
145.	All external lighting, including floodlighting, is directed away from adjacent occupiers.	<input checked="" type="checkbox"/>
<u>Litter</u>		
146.	<u>2</u> litter receptacles are placed outside the premises for customers to use and are emptied at least daily.	<input checked="" type="checkbox"/>
147.	The premises has a waste collection contract with _____ who remove waste.	<i>TBC</i> <input checked="" type="checkbox"/>
148.	Staff undertake a litter pick to a distance of <u>5</u> metres around the premises daily.	<input checked="" type="checkbox"/>

PROTECTION OF CHILDREN FROM HARM

General		I intend to promote the 4 licensing objectives by (please tick)
149.	The premises provides entertainment of a clearly adult or sexual nature and as such access is not permitted to people under 18 years.	N/A <input type="checkbox"/>
150.	The premises has clear signs displayed for restricting people under 18 years.	<input type="checkbox"/>
151.	The hours of the day during which age restrictions apply are between 1900 hrs and 0900hrs.	<input checked="" type="checkbox"/>
152.	Alcohol is not available on the premises when only under 18's are permitted.	<input checked="" type="checkbox"/>
153.	The premises operates a proof of age policy that has been agreed by the police.	<input checked="" type="checkbox"/>
154.	When children are allowed on the premises, a "no smoking" area of such a size and design that it genuinely provides a suitable, comfortable area for children and families wishing to be separated from smoking areas will be available.	<input checked="" type="checkbox"/>
155.	A crime prevention policy agreed by the police and local authority is in place.	<input checked="" type="checkbox"/>
<u>Nudity and Striptease</u>		
156.	Advertising of such events will not be displayed <u>on</u> the premises so that it is seen from outside the premises.	<input type="checkbox"/>
157.	No person under 18 is permitted to enter the premises whilst nudity or striptease is taking place.	<input type="checkbox"/>
158.	The activities inside the premises cannot be seen from outside the premises.	<input type="checkbox"/>
159.	Conditions relating to regulated entertainment involving striptease, pole dancing, lap dancing, nudity or semi-nudity have been agreed in advance of such events with the Licensing Authority.	<input type="checkbox"/>

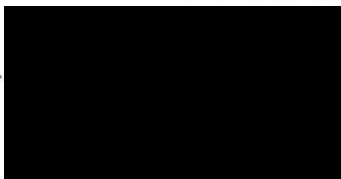
PROTECTION OF CHILDREN FROM HARM		I intend to promote the 4 licensing objectives by (please tick)
<u>Cinemas</u>		
160.	Film classification at the premises is done in the following way: U - Universal – suitable for audiences aged 4 years and over. PG - Parental Guidance – some scenes may be unsuitable for young children. 12A - Viewing by persons aged 12 years or older or persons younger than 12 when accompanied by an adult. 15 - Viewing by persons aged 18 years and over.	<input checked="" type="checkbox"/>
161.	Immediately before each exhibition of a film classified by the British Board (of) Film Censors (B.B.F.C.) a reproduction of the certificate of the Board is shown on the screen for at least five seconds that can be easily read by all persons in the auditorium or, as regards a trailer advertising a film, a statement approved by the Board indicating the classification of that film.	<input checked="" type="checkbox"/>
162.	Where the Licensing Authority has made a restriction on the admission of children to a film, notices are displayed both inside and outside the premises so that persons are aware of the classification.	<input checked="" type="checkbox"/>
<u>Performances especially for children</u>		
163.	An attendant is stationed in the area(s) occupied by the children and in the vicinity of each exit.	<input checked="" type="checkbox"/>
164.	All attendants have completed appropriate Criminal Record Bureau (C.R.B.) checks.	<input checked="" type="checkbox"/>
165.	The minimum number of attendants on duty is 1 attendant per 50 children (or part thereof).	<input checked="" type="checkbox"/>
<u>Children in performances</u>		
166.	The backstage facilities are sufficient to accommodate safely the number of children taking part in any performance.	<input type="checkbox"/>
167.	All chaperones and production crew on the show receive instruction on fire and emergency procedures prior to the arrival of the children.	<input type="checkbox"/>

PROTECTION OF CHILDREN FROM HARM		I intend to promote the 4 licensing objectives by (please tick)
<u>Children in performances</u>		
168.	Special effects, including smoke, dry ice, rapid pulsating or flashing lights, are not used in such performances, which involve children.	<input checked="" type="checkbox"/>
169.	Children performing in productions are kept under adult supervision at all times including transfer from stage to dressing room and anywhere else on the premises.	<input type="checkbox"/>
170.	Children are accounted for at all times in case of an evacuation or emergency.	<input checked="" type="checkbox"/>

Name of Applicant: MODE DE VIE CARBON

If on behalf of Applicant: MATTHEW VALENTINE (DIRECTOR)
 (please enter full details and position)

Date: 30/4/21





Client
 Your M

REVISION	DATE	DESCRIPTION
1)		

APPENDIX B



APPENDIX C

*Cllr Maureen Hunt
Hurley & Walthams Ward
[REDACTED]
Email: cllr.hunt@rbwm.gov.uk*



Ward: Hurley & Walthams

Application Type: New Premises Licence to be granted under the Licensing Act 2003

Premises: Land to the rear of and Including Black Boys Inn, Henley Road, Hurley

Applicant: Mode De Vie Carbon Limited

Summary of application: To Licence The Black Boys Inn Public House and surrounding land for pop up installation for outdoor events.

I wish to object to the application above.

This application is for:

- Large TV's and Screen on Cinema/Stage Area
- Live music –bands to play on the 1.5metres high stage
- Recorded music – indoor and outdoor – DJ music in all stage and hospitality areas
- Late night refreshments indoor and outdoor
- Supply of alcohol indoor and outdoor
- Camping 4 hours per day between May 1 – September 30

The times as listed for all the above is 0900-0000 Monday – Saturday and 0900 – 2300 Sunday.

Black Boys Lane with the River Thames just a stone's throw away is a beautiful quiet and tranquil rural area I have had the pleasure of visiting many times over my 14.5 years as Ward Councillor.

The area is rural with a group of dwellings just beyond the field and further dwellings on the nearby Thames Path. Hurley village is close by. The access/egress is via Black Boys Lane which is a rural country narrow lane leading directly onto the Henley Road.

I have outlined my concerns below and I would ask that not only the huge detrimental noise is seriously taken into consideration but the whole impact of this application on the residents. The residents will be unable to sit and peacefully enjoy their home and garden from morning right through to the early hours of the following morning. I mention noise as this will be a huge detrimental issue for residents – not just the noise from the bands or DJ but egressing the area late at night.

1. Prevention of Crime and Disorder

According to the application, the license states there will be up to 500 people attending the events. Whether it is 20 or 400 is immaterial as the permission sought is for up to 500.

Re: page 18 of the Licence Application, I have grave concerns with the parking area and the overflow parking area. If there were 3 people sharing a car a total of 166 parking spaces would be required. This

does not include parking for all the trucks and vans that will be required to deliver equipment etc. for any event.

For 2 people sharing then a total of 250 parking spaces + ancillary trucks/vans

The plan does not outline how many parking spaces are available and I can only assume from the plan there is not room for 250 spaces + ancillary trucks/vans.

This will cause cars either waiting on the narrow lane to enter and find a space or when no spaces available - parking on the narrow lane. This will be a huge problem for those wanting to enter the event and a huge problem for residents attempting to try and egress/access their dwellings.

This is a real disorder possibility.

The potential for crime with a large group drinking from 0900 until 0000 Monday – Saturday is a serious potential and the police will be best to comment.

2. Prevention of Public Nuisance

The prevailing winds carry the noise to all those dwellings in Frogmill, Frogmill Spinney and Hurley Village and the further surrounding area.

The stage is set inside an inflatable marquee with open sides. The stage is on a platform 1.5 metres high which will intensify the noise of the bands/recorded music over the rural area and dwellings.

This will be a huge public nuisance as the noise is not contained even with noise limiters and any noise becomes extremely invasive in a rural area and more so when the prevailing winds carry it across the area.

Music carries through any rural area through the night especially the base and drums.

The camping is not for those who want to mainly enjoy the rural area but for those who want to enjoy the events. This application is for the whole summer. The campers are not restricted to having their own radios and as submitted there are no restrictions for dancing noise etc. in this rural area.

The campers can enjoy drinking throughout the day until late evening.

Cooking on a BBQ or food from a truck/van carries odours across the area and as mentioned above the prevailing winds will carry this odour from 0900 until very late evening.

Catering for refreshments will incur catering vans, cooking facilities etc. and the caterers would be required to pack up only after 00.00 hours. Catering in the early hours is usually for hot food i.e. burgers etc. and the friers would have to cool down before being packed away. This would mean the catering vans would be leaving after 00.30 hours. The noise from the caterers packing the vans will carry to the neighbouring villages at this time of the morning and again will have a detrimental effect on the residents.

The noise from people in their cars leaving the event in the early hours of the morning will be detrimental to residents. After a day/days of drinking and jollifications I am aware people going to their cars, opening and closing the doors and starting the engines before driving off, gives rise to noise issues that will carry with the prevailing winds across the whole area – especially the bang of the car doors.

3. Public Safety

There is no First Aid tent on the plan and for any event this is a must.

The egress from Black Boys Lane is a safety issue late at night. It is difficult to discern the speed of cars coming along any road late at night. Cars on this stretch of the road do drive fast and egressing from Black Boys Lane has to be taken carefully.

4. Protection of Children from Harm

There are no restrictions for timing for children being present at the events which are programmed from 09.00 am until midnight. More consideration does need to be given for the welfare of any child amidst 500 revellers drinking, eating and attending any events.

There is a public footpath towards the end of Black Boys Lane – Hurley 1 and 2. Footpath 1 runs alongside the Thames River. Concern should be raised for any child walking without parental control on this footpath due to the closeness of the river.

For the above reasons, I object to this application.

Cllr Maureen Hunt
Hurley & Walthams Ward

[REDACTED]
Sent: 07 June 2021 09:34

To: Licensing <Licensing2@RBWM.gov.uk>

Subject: The Black Boys Inn - Hurley

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Dear Sir/Madam

LAND TO THE REAR OF AND INCLUDING BLACK BOYS INN, HURLEY, SL6 5NQ

I write to make representations on the above named application and wish to **OBJECT** to it.

As Agent for Culham Court Inc, the landowner of all the land to the immediate west and north of the site, I have a number of concerns about this application.

I do not believe the application satisfies the requirement of the four licencing objectives. You will have received numerous letters about this from neighbours and legal representatives which explain this in further detail but, in short:-

• **The Prevention of Public Nuisance**

- The site is in a quiet rural area that is renowned for its peace and tranquillity. There are no other sources of noise in the area and clearly activities such of those being applied for are going to have a fundamental change on that.
- The site is on the high ground overlooking the neighbouring properties to the north with sound directed towards those properties.
- The site is bordered by paddocks containing livestock on its northern boundary. There has been no communication from the applicant to the owner of the paddocks, or the horses, to discuss issues raised by these proposed events and the effect they will have on livestock, particularly at night.

• **The Prevention of Crime and Disorder.**

- There appears to be no CCTV plan/proposal.
- There is inadequate parking on site and the exit shown to the north west of the property crosses land which is not owned by the applicant in order to get to the public highway

• **The Protection of Children from Harm**

- There appears to be no provision for the safety of children within the application
- The site adjoins the footpath that leads directly to the river

• **Public Safety**

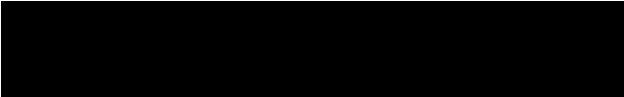
- There appears to be no provision for first aid for larger events and no safety management plan
- The A4130 runs past the site. The taxi queuing area is shown on the A4130 where cars travel at high speeds. It goes without saying that the speed of the cars driving past coupled with the effects of alcohol on people attending to these events are a genuine concern.

With kind regards,

Alex Dick

Alexander Dick





Sent: 08 June 2021 15:57

To: Licensing <Licensing2@RBWM.gov.uk>

Subject: Planning application for Black Boys Inn

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Dear RBWM council

I understand the above property has a new planning application and objections need to be received by midnight tonight.

I have been a permanent resident in Hurley for 10 years now and enjoy the sometimes quiet nature of the village. Unfortunately in the summer we have many issues with the tourists who come to the village. Issues being noise levels, parking issues and litter left. People park their cars with no consideration for emergency vehicle access and living at the far end of the village, this concerns me. There have been too many recent deaths in the river Thames that emergency vehicle access is essential. The visitors also cause an amount of noise and dont give consideration for us living here.

However Black Boys seems to be a whole new entity and causes great concern. My main objections would be noise levels, the hours that noise is to be expected over and parking issues. There seems to be some uncertainty of the actual details and the applicant Matt Valentine doesnt appear to be that transparent in his intentions.

But in essence i object to any new noise. We hear noise from the Rewind festival in Henley so noise from Frogmill would definitely be audible.

And parking, where on earth would these cars park and how would they access and leave from an already dangerous road...

And finally, the people. Hurley, in the summer, is already at saturation point. I dont believe it would cope with any more cars, people or litter!!

So, in summary, i definitely object to this application

Regards

Alison Phillips



[REDACTED]
Sent: 31 May 2021 12:35

To: Licensing <Licensing2@RBWM.gov.uk>

Subject: The Black Boys Inn Public House

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Application for New Premises Licence for land to the rear of and including Black Boys Inn, Henley Road, Hurley by Mode De Vie Carbon Limited.

I write to object to the above application on the following grounds.

The noise produced by the activities applied for will be heard all over the surrounding area to a great distance at unsociable hours. Residents of Frogmill and Hurley have been disturbed by similar events taking place in Henley on past occasions. Additionally, the smell of various cooking activities will be prominent and unwelcome.

The entry and exit to the land at the Black Boys is onto a very narrow road and then onto the Henley Road itself. This is potentially extremely dangerous and traffic accidents and general chaos will inevitably arise.

The serving of alcohol over long periods of time will be a problem and may well cause danger to all attending especially the vulnerable and children.

The area involved in this application is at present quiet and peaceful and that will certainly not be the case if the application is granted. This huge extension to the activities at the Black Boys will be highly intrusive and detrimental to those living in the immediate area and also at a distance.

I would therefore confirm my strong objection to the application, can see no merit in it and urge you to refuse it.

Andrew and Jennifer Ramsay

[REDACTED]

To: Licensing <Licensing2@RBWM.gov.uk>

Cc: Cllr Hunt <Cllr.Hunt@RBWM.gov.uk>

Subject: black boy inn

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Dear sir

I've lived in [REDACTED] for some 30 years.

The reasons are

1 with the amount of people st these venues drinking till late would lead to disorder and possible crime.

2 noise from loud music, people and cars.

This area is narrow, dark.

3 public safety would be st risk do to the narrow footpaths and lane going on to the main Henley road.

4 young children with car movements and intoxicated people

Reds Mr B Taylor

From: Caroline Stanford [REDACTED]
Sent: 01 June 2021 21:36
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Land to the rear of and Including Black Boys Inn, Henley Road, Hurley

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Ward: Hurley & Walthams

Application Type: New Premises Licence to be granted under the Licensing Act 2003
Premises: Land to the rear of and Including Black Boys Inn, Henley Road, Hurley

Applicant: Mode De Vie Carbon Limited

Summary of application: To Licence The Black Boys Inn Public House and surrounding land for pop-up installation for outdoor events.

Dear Sirs

I wish to object to the application above, on the grounds that such activities are completely inappropriate for such a rural location. Sounds carries easily along the river valley and disturbance into the early hours as proposed would cause nuisance to residents in Frogmill, Frogmill Spinney, Hurley village, Rosehill and other houses in the wider area. The size of the proposed events far exceeds that permitted for the long established venues in Hurley, at which door closure, noise limiters and severe restrictions on the number of events allowed are strictly enforced. On such precedents, allowing events for up to 500 people in an open-sided marquee would be completely unacceptable.

In addition, this many cars turning onto and off the A4130 would be a major traffic hazard on an already dangerous road. No adequate provision is made for parking, which in any case for this number of cars would represent unacceptable urbanisation of currently agricultural land. Either way, residents of Frogmill Spinney would experience major inconvenience from parking and traffic, including at antisocial hours. Hurley and its immediate area already suffer from huge influxes of visitors in the summer and at weekends, something that has intensified during the pandemic as the amenity value of the river has come to be more widely appreciated. Granting the application would extend such coming and going far into the night as well as during the day, and the proposal to allow camping for those attending the events would exacerbate the situation even more.

This ill-conceived and badly thought through application is pernicious to the values of rural life for all who live in the Hurley and Frogmill settlements. I urge members to reject it.

[REDACTED]

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

From: [REDACTED]
Sent: 20 May 2021 21:14
To: Licensing <Licensing2@RBWM.gov.uk>
Cc: Cllr Hunt <Cllr.Hunt@RBWM.gov.uk>
Subject: Black boy inn Hurley

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Dear Officer

My name is Charles Brooks living at 28 Frogmill Spinney Hurley.

I object to this license application for the Black Boy Inn Reasons are as follows

1 : The amount of noise travelling across from the venue would be very detrimental to my health, loud music , pyrotechnics , firearms , from people and vehicles would be totally unacceptable.

2 : The congestion and danger that would be caused by the amount of vehicles trying to gain access to the venues and leaving the venues late at night, going out onto the main Henley Road , which is very close to the bends and most traffic that uses this road does so in excess of 50 miles plus per hour.

3 : The anti social behaviour that would come with the amount of people in the application when trying to access and leave the venues would be totally unacceptable in this quiet , unlit area.

Intoxicated people on the pathway outside the building on the Henley road, again very poorly lite and great possibility of serious accidents.

4 :strong possibility of underage age people being put at risk, due to dark Lonely areas surrounding the venue.

If this was a normal public house , which was used by the public and bring an asset to the area and was requesting the odd late extension this would be a different matter.

The Black Boy Inn as not served the public to my knowledge in nearly 3 years, it is not used as a public house, it is used as a private residence.

The only entrance to the black boy inn for the public was by using the gravel road, new large gates where erected to stop the public from entering.

I believe the company applying for this license will be using the grass area and not the building.

If this was a normal application for occasional licenses, why would one need permanent stages, camping area, vehicles being serving booze and food also toilets.

My wife and I are in our mid 70s and our life would be turned upside down, we would find that our mental health would be affected dramatically if unable to sleep.

As we all know the noise travels very far and wide across fields and down the Thames. it would be very detrimental to our health.

Looking at the plan map, it show 4 exits,

2 exits in black boy lane,

1 exit into the footpath(which would take them straight on to the Henley road or along to the rear of Frogmill and Frogmill Spinney homes).

1 exit (which has not been used for years) straight on to the path on Henley road.

Not sure where the taxis are going to drop off or pick up.

Looking at the times applying for item 137 as longer hours written in?.

Going by the condition of the building, I understand why the owners like the prospect of being paid to rent out the land, but there are better ways that would not affect local people and their lives like this preposterous application.

Please take our health over a company profit.

Rgds Charles

From: Claire Geneen [REDACTED]
Sent: 01 June 2021 16:12
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Black Boys

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

I object to the planning application submitted by the black boys pub. Hurley

I object on the grounds of congestion, safety of the site , noise , there appears to be no restrictions on how many events can be held.

Hurley is A tranquil rural village and does not need to be ruined every weekend by excessive noise , traffic congestion , wafting food smells. I live within 3/4 mile of the black boys and certainly the music and frivolity could be detrimental whilst i enjoy sitting in my own peaceful garden .

I certainly hope that you will see how this will impact on rural life , and i object wholeheartedly

[REDACTED]

Hurley

To whom it may concern

Regarding planning application

The Black Boys Inn Public House and surrounding land for pop up installation for outdoor events.

Mr Matthew Valentine, the director of the company, Mode de Vie Carbon Ltd, has discussed certain points on Hurley Online. He addressed initial concerns regarding, in particular, reference to extended hours until 3.00 am and suggested that many people are still discussing details that had been amended. However, contradictions within the application document have not clarified intent and details. Opening hours, for example, are stated to be 0900 to 0000 on all seven days yet camping is for 24 hours in the summer season.

I would, therefore, like the council to take the following points into consideration on the basis of the current application. To be succinct, I object to the application because it includes regular events that, combined with car park and camping facilities, will have an unacceptable impact on the local community and the environment. I trust that the council will appreciate the factors outlined below relating to public safety, public nuisance, the protection of children, and potential for crime and disorder.

Public Safety

This application raises grave concerns for public safety with regards to the organisation of the site and management of safe access and egress.

- The target audience of up to 500 people for the proposed use of Black Boys Inn will overwhelm the site at times. The proposal relates to large numbers of people on site without reference to first aid facilities to address any accidents or injuries. Access for emergency vehicles may not be easy as the application has not identified an area that can be kept clear and free from obstruction at all times.
- With these numbers, the application is looking beyond local communities to visitors from further afield who will be travelling to the venue. The area is poorly served by public transport and people who wish to attend a popup events venue of this sort would be relying on cars and taxis. The narrow lane alongside does not accommodate two-way traffic and the proposed entrances/exits are likely to be problematic, especially for local residents unable to have open and free access to their homes at Frogmill.
- There are likely to be traffic blockages at the access point to the Black Boys Inn that will impact on the flow of traffic on Henley Road.
- The development is also likely to lead to parking congestion in the immediate vicinity, especially when larger groups are attending events. As Hurley residents, we can report that Hurley is already a case in point for parking issues during summer months in spite of having two-way traffic on the High Street and a car park by the church.
- The demarcation of zones within the premises is not clear and overlaps could place people at risk of injury e.g. an exit is identified next to tables and benches, the final sketch has an exit (labelled ext) behind the bbq area and toilets block and shows the proximity of overflow parking to 'possible' camping.
- Limitations around adequate arrangements for the disabled may prevent their attendance access/exit and safe passage e.g. access to toilets and movement for wheelchairs where there are steps.
- The final sketch map places the location of a taxi queue directly by the front exit to the premises. The map suggests the taxis will queue on the premises but how do they get there? For people leaving the premises, there is no pavement area where they can wait as the pub fronts directly on to Henley Road.
- While not everyone drinks alcohol or drinks alcohol to excess, for those so inclined, alcohol is to be available on and off the premises (section J) for extended hours, at least from 9.00 – 23.00.. A

red line on the first sketch indicates that alcohol consumption on site can take place in all areas including parking and camping area. Its availability is described as from 0900 to 0000 on all seven days. This may be hard to control given the extension of events until three in the morning at the weekend. This provision is likely to contribute to alcohol abuse.

- There is a lack of clarity relating to the provision of accommodation in beach huts and camping. In the first sketch, there is a reference to bedrooms on the hut section and camping is described variably: Section L shows 09 00 – 000 or 24 hours in summer season May 1 to 30 September. It is unclear, therefore, whether accommodation (camping/beach huts) is overnight. If the latter, supervision will be required.
- A daily litter pick is agreed to take place for 5 metres from the site. Such arrangements would place staff out on Henley road (Point 148).

Prevention of Crime and Disorder

The proposal describes the development of a pub with, it seems, an emphasis on outdoor events, 09.00 – 12.00/03.00 from 1 May to 30 September. The application does not address October – April.

The location of the site and its rural setting present a context in which its appeal will extend beyond the local villages. This will involve increased traffic and parking issues that are likely to give rise to crime and disorder, including drink driving offences, parking offences, pedestrian accidents and disputes. Police will have difficulty monitoring the events and response time to incidents may be challenging. The proposal is likely, therefore, to affect the allocation of police resources. The police will have greater insight to such issues as county line activities and under age drinking, two examples that could take advantage of the context.

It seems inappropriate to be continuing the name of these premises and doing so may contribute to incidents of crime and/or disorder. The acronym BBI is not a suitable alternative.

Public Nuisance

- The proposed development of Black Boys Inn is likely to cause public nuisance insofar as it will obstruct, damage and/or inconvenience the rights of the community.
- Hurley and its countryside setting is idyllic and draws large numbers of visitors who are keen to escape the urban jungle and city life. The popularity of Hurley Riverside Park, for one, attests to this. Tranquility is a rare commodity these days and this proposal is for a green belt area with premises set amidst agricultural fields and close to a stud farm. A venture such as that proposed by Mr Valentine would be far better suited to an established site that has better transport links and is closer to appropriate facilities and amenities. Perhaps, for example, the '*Hurley & Henley Popup*' would be better placed in or close to Henley.
- What is explicit is that the new business is focused primarily on live/recorded events rather than the food and beverages ordinarily associated with the Black Boys Inn and other pubs in the immediate vicinity. This application clearly states that end times are midnight Sun to Weds, 1 a.m on Thursday and 3 a.m on Friday/Saturday. In Point 138, however, it states that garden and outside areas will be open to the public until 3 am. Such extended hours that appeal to a specific target market will have a serious impact e.g. voices and the banging of car doors will easily reach Hurley village. In Point 140, it states that an acoustic survey has already been completed but it has not been shared for comment.
- Beyond its longer hours and live/recorded music and events, the proposal for Black Boys Inn does not offer community facilities beyond those that are already in existence. There are, for example, establishments nearby (e.g. Hurley House, the Rising Sun, the Olde Bell, Hurleyford Riverside Park as well as places in Henley and Marlow) that offer accommodation, food and beverages. During the period when the Black Boys Inn has not been active in the community, other venues seem to have catered adequately for the community and its visitors. Given a license to allow daily events for five months, the company is most likely to maximise the frequency of events at Black Boys Inn in order to capitalise on its investment.

- Such events will be disruptive to the public's right to enjoy their environment and, whether indoors or outdoors, whether taking place in the day or evening, events present potential public nuisance issues. No noise management plan has been submitted as yet (ref Point 138) although the noise from live and recorded events would have a harsh impact on the tranquillity of the local area, including Hurley and beyond the village.
- Noise would have a serious impact on humans and animals alike, especially across the summer months. The effects of noise on human development is well documented as excessive or sustained noise can affect auditory skills development and may lead to sleep deprivation or interrupted sleep patterns. Animals can be similarly affected. Horses can be alarmed by loud noise and become skittish, smaller animals may change their habitats in response to the increased numbers of people and noise and birds may adapt their flight and nesting patterns. We should have the right to enjoy our home and locality without this intrusion.
- Less well documented, but significant nonetheless, is the effects of light pollution from artificial light. In Point 144, there is no tick, a response suggesting that it is intended to operate flashing/bright/flood lights and the first sketch indicates lighting on flagpoles that would disseminate light beyond the premises. Such lighting can distort human and animal perception of day/night and can contribute, for example, to variable attention patterns in humans, particularly for young children.
- We are concerned to read that camping is being considered for 'twenty-four hour' periods or 9.00 am to midnight. If the latter, which seems unlikely, how would adherence to times be monitored when the exterior is open till 3 in the morning? Would there be any restrictions attached to camping e.g. would campers be allowed to use their own barbecues? Would there be limits to the number of people? Would children and young adults be included?

Protection of Children from Harm

Earlier comments have addressed some of the aspects relating to safety concerns for children's physical development (auditory and visual skills, sleep patterns, attention/focus). However, the vulnerability of children and young people goes beyond their physical development. Within the context of an events setting as described in this proposal, children and young persons are at risk. Adequate safety precautions and quick response services should be provided to ensure their personal safety and psychological wellbeing.

- On the current maps that have been provided, there are multiple exit points from the premises. These allow for quick and easy access to the car park areas, Henley Road and Black Boys Lane. Even parents who are most attentive to their children's needs can be temporarily distracted and the license holder/owner of the premises would be required to ensure the safety of their clientele.
- As stated earlier, the proposal requests an alcohol license to cover at least 9.00 – 23.00 and an outside area that extends towards the car park. This increases the vulnerability of children and young people as it is well-established that adults who are inebriated can have less patience, be quick to anger and disregard the wellbeing of others.
- The availability of alcohol over such extended hours may appeal particularly to those young adults who see alcohol as essential to their enjoyment. The consequences of excess alcohol can be fatal and can contribute to inappropriate/criminal behaviour.
- Point 154 states a 'no smoking' area is intended to separate children and families from smoking areas but the maps do not have an area labelled as such. The effects of smoking on children can be severe so steps to protect them will need to be taken

- Provision for accommodation may be used to allow children to accompany parents, for withdrawal, for rest and privacy. Close supervision would be required to ensure the safety of young people.

In conclusion, this proposal has not addressed key factors within its design e.g. first aid provision, protection from the impact of sound and light, specific arrangements for camping and parking. In referring, for example, to the creation of 'temporary parking on the site' (Mr Valentine, Hurley online), it is clear that the proposal has not received the (professional) attention to detail that it deserves. Nonetheless, he has continued with his alterations to the site and has posted that he is opening in late June. The hours and extent of fabrication already underway suggests that the venture is anything but a 'pop-up' venue.



Writing online, Mr Valentine has stated: *"The Black Boys Inn is not a viable business on its own. Why else would Brakespears have disposed of the freehold?"*. I do not have insight to Brakespeare's business development plans but can say that that the Black Boys Inn's irregular opening hours will have contributed to its demise as a going concern over the last few years.

I urge those who are assessing this application to come down to the site and simply stop, listen to nature at its best and take in some of what makes this area so precious.

Regards
David and Margaret Redmond

From: David Williams <[REDACTED]>
Sent: 07 June 2021 09:08
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Premises Licence Application Back boys Inn

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Sirs

We are residents of Frogmill Court on Blackboy Lane (down the lane) and are writing to request that you reject the licence application for the Blackboys Inn, our neighbours.

Frogmill is a peaceful hamlet on the Thames and holding noisy outside events will spoil the peaceful ambience. These can only cause a public nuisance from sound pollution and revellers wondering down the lane increasing the potential for crime and disorderly behaviour.

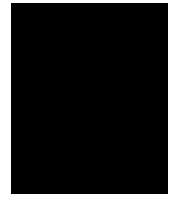
Further, your planners will recall that an application for a watch factory on Blackboy Lane was rejected due the traffic impact of only 80 cars, the intended use will drive significantly more. The only permitted access to the site is within twenty yards of the main road junction. This is a junction that has seen many accidents over the years as motorists accelerate as they exit the 40mph zone towards Henley. The lane and junction simply don't have capacity for that many traffic movements safely.

Finally, whereas no one would have had a problem with live events inside the pub, (this would naturally limit to less than 50 people due to capacity and contain any noise), the field that the application is based upon is not part of the licenced premises. There is no right to hold live events and allowing this would alter the use of the land and the nature of the local community, causing nuisance. As it is greenbelt land it should not be granted.

Should these objections not be upheld, the negative impact must be limited by curtailing activities by 10pm and reducing their incidence to less than once per week.

We appreciate your attention and consideration

David and Claire Williams

June 1st 2021.

LETTER OF OBJECTION, BLACK BOYS PUB

Attention of
Mr Craig Hawkins,
RBWM Licensing Team,
Town Hall,
Maidenhead,
Berks.

Dear Mr Hawkins,

I am writing to the Licensing Panel as a Parish Councillor representing the North Ward of the Parish of Hurley, representing not only my own views but also those of many of the Parishioners of the Hamlet of Frogmill who have contacted me with their grave concerns.

The Black Boys Pub is situated amidst green fields in the Green Belt and as such this is a totally inappropriately proposed extension to the pub licence.

Apart from several of the proposals apparently infringing planning law, which should be confirmed before a new licence is granted, some of the proposals involve live music: laser lights; pyrotechnics & strobe lighting in the open air. Other concerning proposals include suggesting that there could be up to 499 people attending an event and parking for their cars. This could mean that around 150 cars would have to negotiate the dangerous junction of Black Boy Lane with the A4130. This junction has been regarded as so dangerous that a mirror has been erected opposite and in the past such things as a drainpipe & post-box had to be removed in order to improve sight lines! The application is for an unlimited number of events throughout the year which must be inappropriate in the setting of the pub garden.

1. Prevention of Crime and Disorder.

- i. The permission being sought for events with an audience of up to 499 people is totally inappropriate in this quiet Green Belt open area.
- ii. The traffic created by this number of people is totally inappropriate in this quiet country land with such a dangerous junction to a main road where much of the traffic passes at the national limit of 60mph.
- iii. I also don't believe that the area suggested for parking will cope with the maximum number of cars caused by the maximum sized audience. This means that roadside verge parking is likely.
- iv. Allowing the bar to be open until midnight on 6 days of the week & 23.00 hrs on Sunday will no doubt create disturbance when the audience/visitors to be pub are leaving.

2. Prevention of Public Nuisance.

- i. The application form lists all types of entertainment that create noise in the open air. i.e. Live entertainment & music; pyrotechnics; laser shows; large TV screen shows etc. All of these types of entertainments create noise of varying sorts which carry vast distances at night and certainly will disturb residences as close as Frogmill and probably Hurley as well. Any of these types of entertainment will create a public nuisance. The intention to have these types of entertainment are clearly intentional as the boxes have all been ticked by hand.
- ii. I notice that the very large stage/decking area has already been erected together with some floodlighting. The front of the stage appears to be approx. 1.5m above ground level at that point. The ground slopes downwards across the site towards the north and Frogmill hamlet. I estimate that this slope

is so great that the stage will be at least level with the second storey of the houses of Frogmill so any sound created will go directly into bedroom windows which in summer are likely to be open.

iii. Noise from cars, customers and other traffic leaving the site after midnight will again disturb nearby residents.

iv. Camping normally requires some form of planning permission and should not be allowed until its status is confirmed.

v. I also notice that horses are grazing in the paddock immediately to the north of the site and excessive noise from an event (especially pyrotechnics) will almost certainly spook these animals to break out of their fields and severely injure themselves in the process. There are also grass fields immediately to the east and south of the site which also have livestock grazing in them from time to time.

3. Public Safety.

i. Once again, I reiterate that Black Boy Lane is a narrow country lane with a very dangerous junction with the A4130 requiring a traffic mirror to help vehicles safely negotiate egress from the lane.

ii. It would appear that there is planned a pull off the A4130 for taxis. It would appear that to site this where proposed would create another hazard for the junction as a) the taxis would not be able to pull off the road far enough to clear any sight lines from the junction. And b). Customers would have to be in the road to gain access to the taxi creating further danger.

Infringements of Planning Policy.

I appreciate that this application is for variation of a pub licence but I would have thought that the Licensing Panel should consult the planning officers to ensure that any expansions such as proposed were in fact legal under planning law. I suggest that the infringements for your information, are as follows:

i. A new commercial access created at the north west corner of the site which was only an agricultural access to the field for agricultural purposes only up until very recently. There is some dispute as to whether this access has ever been used in the past.

ii. The field to the north side of the site where it is proposed to turn it into a carpark was always agricultural in nature and used for the grazing of horses. It has an OS number, indicating that it is registered for agriculture. If it is to be used as a carpark then it must surely require a change of use as is also the access.

iii. The stage/decking area with lighting must also require a planning permission.

iv. The proposed taxi pull off must require permission from the Highways Department at this dangerous junction.

I therefore request that for all the above reasons the Licensing Panel will refuse this totally inappropriate application to which I and many nearby residents totally and wholeheartedly object.

Yours faithfully,
David R. Burfitt

From: David Kingdon [REDACTED]
Sent: 08 June 2021 23:03
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Licensing application - Black Boys Inn, Henley Road

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Hello. I would like to object to the current licensing application submitted in respect of the Black Boys Inn' Henley road. I do so as part-owner of a mobile home at Hurley Riverside Park. My objections are as follows -

Noise. Prevailing winds will carry the noise to all those dwellings in the nearby area including Hurley Village. Catering for refreshments means vehicles also leaving after event hours. The noise from these vehicles will carry to the neighbouring villages and will have a detrimental effect on residents. The noise from people leaving the event in their cars in the early hours of the morning will also be detrimental to residents. Opening and closing car doors and starting engines before driving off will carry with the prevailing winds across the whole area. Parking/traffic - up to 500 people may attend the events. If two people share a car 250 approx. parking spaces may be needed - plus trucks/vans to deliver equipment. It seems likely that vehicles will have to park on the narrow lane - a huge problem for those wanting to enter the event and for residents accessing their dwellings. There are also likely to be problems with vehicles accessing and departing the site from/onto Henley Road.

Yours sincerely,

David Kingdon,
[REDACTED]

From: David Voss 

Sent: 26 May 2021 11:14

To: Licensing <Licensing2@RBWM.gov.uk>

Subject: Application for license for land to rear including car park and beer garden of Black Boys Inn

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

I am writing to object to the licence application.

The area surrounding the Black Boys Inn is a peaceful and tranquil rural environment.

This peace and quiet is already affected by open air events in Henley (Henley Festival and Rewind Festival) and Marlow (Pub in the Park). Even though these events are not close they can be heard quite clearly, especially in the evening in Frogmill and can be quite intrusive.

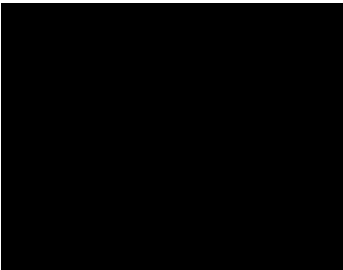
The noise from these outdoor events in Black Boy Lane would have a serious impact on peaceful environment for Frogmill and Frogmill Spinney residents, as well as those in Hurley Village. In addition the inevitable extra traffic and consequent parking issues would add significantly to a problem that is already a major headache in the area. Black Boy Lane is a narrow country lane and this additional traffic would cause a potentially dangerous situation, especially bearing in mind the exit onto the main A4155 between Henley and Maidenhead, which is already a potential accident black spot.

As a resident of Frogmill Court, I am also very concerned about the additional litter and general detritus that events at the Black Boys Inn would cause. It is highly likely that numbers of patrons at the events would also wander down through Frogmill Court to the river, many no doubt, having enjoyed a few drinks beforehand. This would not only be an intrusion but would present serious threats to the safety and security of the local community. During the summer there are often young children (including my five grandchildren) playing in the Frogmill Court gardens and I would also be concerned for their safety if festival visitors from the events at the Black Boys are roaming around. These gardens are not fenced and so it would be extremely difficult to prevent access to people wandering by.

Please take the above comments into account when reviewing the licence application.

Regards

David Voss



LETTER OF OBJECTION

4th June 2021

Deborah Keenan



Letter of Objection to Black Boys Pub - New Premises licence for outdoor events

Since moving to Frogmill Court in 1991, we have enjoyed living in what is a idyllic environment and a peaceful community. We are surrounded by fields and wildlife plus horses in the nearby fields. It is beautiful Green Belt countryside. Unfortunately, living by the Thames Path over the years, we have experienced some anti-social behaviour and some petty and not so petty theft (our outboard motor was stolen). However, it is still a lovely place to live.

In the early days, the Black Boy Inn (to give it its correct name) was what you might call a regular countryside pub, which we enjoyed as did everyone else. However, in recent years, despite investment, it has not regained its original popularity and has been left to fall into disrepair. We share this beautiful quiet spot with many others and this application would have an enormous impact on us all if granted in its entirety. Therefore, we object to the application for the following reasons -

PREVENTION OF CRIME AND DISORDER -

The application states a maximum of 500 people attending events with parking provided on site. There is no room for so many cars and the trucks and vans that are needed for the venue events. Blackboy Lane is narrow and access onto the A4130 is dangerous at the best of times. It would also impact residents trying to get in and out of what is their only access road. There is a possibility of disorder from the traffic point of view and also for crime with large groups of people drinking all day. There is nothing to stop people coming down to the river and seriously disturbing residents who would be trying to sleep. There are private lawns by the river with landing stages with boats belonging to residents which would be at the mercy of those looking to do harm. No consideration has been taken in the application for the welfare of the local residents who would be impacted by the possibility of crime and disorder from an all day (9am - midnight, 3am at weekends) drinking establishment.

PREVENTION OF PUBLIC NUISANCE -

Noise is the main problem as the area is very quiet and noise from the events (live music, laser shows, pyrotechnics to name but a few) would seriously impact the dwellings at Frogmill, Frogmill Spinney and Hurley Village and further afield. Music carries and will be heard in a wide area. We all hear the music from the annual Rewind music festival in Henley - that is fine as it is a one-off event - unlimited endless events at the end of your road are not. This will be very invasive to all that live in the area and it would also impact on wildlife, mainly deer and nesting swans on the riverbank plus the horses in the fields and in the stables opposite the pub. It would mean that residents would be unable to use their outside areas to enjoy their homes because of the constant noise, some of which would last all day and into the night. There would also be the constant noise of people leaving, slamming car doors, talking or shouting, catering vans packing up plus the smell of food coming down with the noise to the residents. Again, noise carries at night especially in an already very quiet rural setting. Large sets of floodlights would also carry light down to the residences that are not that far away from the pub. Marquees with sides open also would carry a lot of noise. On site noise limiters would be of no use in a quiet area late at night and even then with no obligation to use them.

Camping would also add to the number of people onsite with possible all day drinking which would add to the possibility of crime and public disorder.

PUBLIC SAFETY -

Blackboy Lane is a narrow country lane and is used by the many residents to enter and leave their properties - their only means of access and regress. It has always been a very dangerous junction with the main A4130 Henley Road, so much so that a mirror is situated opposite to help with getting out safely. Traffic can be fast on this stretch of road, especially late at night. The site of this application would add to an already dangerous point with up to possibly 150 cars and taxis trying to access a very narrow lane with people being in serious danger of oncoming traffic as there is no room for negotiating the junction - people would have to stand by the road. This would lead to chaos and a very dangerous situation, plus local residents being unable to access the road or their homes. If cars park other than in the places outlined in the application, they would be tempted to park in the lane - this would make the possible arrival of emergency vehicles impossible. This is another public safety issue as many of the residents in the area are retired and some are elderly - this has also not been taken into account.

PROTECTION OF CHILDREN FROM HARM -

The events are programmed to run from 9am until midnight and there is no provision or consideration given to the welfare of children with 500 people eating and drinking all day. The river is close by at the end of Blackboy Lane so there would be a danger of any child walking down the footpath without any parental control.

Conclusion -

The proposals of live music, strobe lighting, pyrotechnics, laser shows all in the open air in a quiet rural area is totally inappropriate and will seriously impact the lives of the local residents both here at Frogmill and nearby Hurley Village - the noise would be horrendous as the events are unlimited and could go on all year round making our lives a total misery. None of us would be able to enjoy the quiet oasis that we live in. Add to that the danger of increased numbers of people (up to 500) and cars, taxis, catering vans, lorries with event equipment all trying to negotiate an already dangerous junction on a rural narrow country lane with residents trying to get in and out makes the application even more inappropriate. It has not been thought out and no consideration has been given to the huge impact on local people and the numerous wildlife species that we all enjoy seeing in the fields around this beautiful area.

On the main grounds of public safety, and the threat of public nuisance and crime and disorder, we both
OBJECT VERY STRONGLY TO THIS APPLICATION

Deborah Keenan MITG

Antony Keenan

[Tuesday 08/06/21](#)

[Dear Sir/Madam](#)

[Re. Application to Licence the Black Boy Inn Public House and surrounding land for pop up installations for outdoor events](#)

[I wish to object in the strongest possible terms to the above application on the following grounds:](#)

1. **Noise and damage to public health.** The proposal will inevitably create considerable noise ingress into the village. Hurley is a 12th century historic English village where even street lighting does not exist. It is a sleepy, quiet village inhabited by those who choose a peaceful environment. It also has as inhabitants many young families with small children who I am sure will be horrified by the thought of live or recorded music and possibly pyrotechnics until midnight. This could cause sleep deprivation to young children with the inevitable harm to their health and wellbeing and equally disturbance to the sleep patterns of adults who have to be up early in the morning. In addition, a crowd of up to 500 will itself create significant noise. The Bell Inn and the Tithe Barn both provide live and recorded music but these are monitored by decibel meter and restricted to n behind closed doors.

Sound in the village travels easily at night as is evidenced by the noise generated here by the Henley Festival and Rewind during summer months. This noise emanates from Henley on Thames some 4 miles away. The Black Boys is literally just a field away which will create far greater sound pollution. It is also virtually impossible to limit outdoor sound by decibel meters.

2. **Traffic and Parking.** The holding of large outdoor events will create significant traffic disruption at the top end of Black Boys Lane which disrupting access to residents trying to access or exit their properties in Frogmill. Traffic into and out of the Black Boys site is likely to cause significant obstruction and disruption to the A4130 with the potential of tailbacks down the main carriageway. It also has the potential of creating a major accident blackspot.
3. **Crime and Disruptive behaviour.** As there could be up to 250+ cars attending large events, I question whether the Black Boys has adequate parking for such numbers. If the answer to this is no, then inevitably many vehicles will be parked in Hurley, which is already overrun with vehicles, whilst partygoers walk to the Black Boys. This will probably result in more noise and potential public disorder and crime as revellers return to their vehicles after 4 hours of drinking. The potential of drunken revellers and potential criminals (under the cover of music events) meandering into Hurley is high. There is also a public footpath that links the Black Boys with Hurley and easy access over the fields at the back of Sheperds Close.
4. **Light Pollution.** I note that included in the application is the use of pyrotechnics, strobes, lasers, floodlights etc. Hurley residents agreed many years ago to preserve this village as a low light pollution area. Hence the lack of street lighting. It would appear that the management of the Black Boys and their associates now wish to unilaterally change that village agreement. This is truly unacceptable.

I trust you will take the points above into consideration when making your final decision on this application.

Yours faithfully

Derek Mottershead





6 June 2021

Licensing Section – Royal Borough of Windsor and Maidenhead
Town Hall
St Ives Road
Maidenhead
SL6 1RF

Dear Sirs

Re: Licensing Application for Black Boys Inn

We are owners of one of the group of properties known collectively as Frogmill Riverside.

We are writing to make our representations concerning the above licencing application (the "Application") lodged recently with RBWM by a company called Mode De Vie (Carbon) Limited ("MDVL"). In summary, our opinion is that the Application fails to comply with three of the four fundamental objectives identified in the relevant legislation for the reasons set out below.

The Frogmill Setting

It is submitted that the question whether the Application complies with the fundamental objectives of the legislation should be judged in the context of the effect which it is likely to have upon the character of the Frogmill area.

Although Frogmill forms part of Hurley, it is a good 20 - minute walk into the centre of Hurley village. Frogmill comprises approximately 20 properties fronted by the River Thames to which vehicular access is provided via a single- track lane (Blackboy Lane) which peters out into a footpath serving those properties. There is no street lighting and no mains services other than electricity. The amount of noise that travels from the Henley Road is minimal.

It follows that Frogmill is a particularly quiet and tranquil area and this makes it particularly vulnerable to the noise and light pollution that the Application would inevitably produce, particularly late in the evening. Further, as a single – track lane, Blackboy Lane simply does not have the capacity to deal with additional traffic and/or parking and the difficult access onto the Henley Road is likely to become a real safety issue particularly late in the evening as event visitors are leaving the area.

We turn now to the three fundamental objectives of the relevant legislation with which we consider the Application conflicts:-

Prevention of Public Nuisance

At page 6 of the RBWM Licensing Policy Statement 2016 -2021 the following important statements

are made under the heading “Music, Dance and Similar Venues”:-

“[live music, dance and similar entertainment] can, if not properly managed, give rise to public nuisance concerns that impact adversely on persons living and working in the vicinity of licensed premises. It is important that entertainment operators pay particular regard to the prevention of public nuisance objective when preparing their Operating Schedules.”

This objective is of great importance to the households, including our own, that comprise the Frogmill community. Given their close proximity to Black Boys Inn, these households will inevitably be seriously affected by the noise and light nuisance which the music and other events proposed by MDVL will, unless properly planned and managed in the appropriate manner, certainly inflict.

What is particularly striking about the Application is how little MDVL are revealing about their true intentions concerning Black Boys Inn. It tells us the hours during which the license for the music and other pop-up events might be performed (between 9am and midnight Monday to Saturday and between 9 am and 11pm on Sunday but the “hours premises are open to the public” are specified as Mon-Sun, 0900 -0000) which means that people will be leaving the site after midnight seven days a week potentially 365 days a year. Surely the number of these events intended throughout the year should have been factored into the Operating Schedules but there is no evidence that they have been. MDVL has had ample opportunity to clarify its intentions about the number and nature of events but are clearly not prepared to come forward with that information. It is reasonable to assume that, in order to balance the books and generate profit, MDVL’s intention is to hold as many of these pop events as they possibly can.

Turning to what MDVL has chosen to say to explain the steps it has taken to promote the prevention of public nuisance, in section M of the Application, it is clear that this information raises more questions than it answers generally and that the following points further demonstrate MDVL’s failure to give particular consideration to this objective in preparing its Operating Schedules:-

- (i) There is no evidence that MDVL has produced or intends to produce a noise management plan for the proposed operations (see item 125 on page 15 of section M);
- (ii) It seems that MDVL does not intend to maintain noise or vibration from the premises at a level that will not be audible at the façade of neighbouring noise-sensitive premises (see item 126 of section M);
- (iii) Although MDVL do confirm that noise limiters have been fitted to amplification equipment and have been set at a level agreed with the local authority, MDVL has chosen not to confirm the levels at which these limiters have been fixed and, crucially, it is not clear whether these steps apply to the pop-up events held outside as well as events held within the premises (see item 131 of section M);
- (iv) MDVL states that a full acoustic survey into the impact of noise from the premises has been carried out and its recommendations adopted but once again it is not clear whether this is limited to noise emanative from the premises or, alternatively, includes for noise emanating from the pop-up events which we anticipate will be much the highest coming from the site (see item 140 of section M).

The above matters lead us to the conclusion that we can have no confidence whatsoever that MDVL has had particular regard to the prevention of public nuisance objective in preparing their Operating Schedules in accordance with the clear statement in RBWM's Licensing Policy document.

The resulting risk of public nuisance is particularly acute given the proximity of the field at the rear of Back Boys Inn, from which the loud music and flashing lights will be emanating, to the households which form the Frogmill community and the fact that all these properties lie in what can best be described as a flat basin across which sound carries very easily. In recent years we have frequently heard music, fireworks and children playing very clearly coming from Black Boys Inn. When Rewind takes place, although the music comes from much further away from our properties, it still sounds very loud and the same can be said for music and/or fireworks from Danesfield House Hotel on the hill on the other side of the river.

In our submission MDVL's Application conflicts with the fundamental objective of prevention of public nuisance and for that reason alone it should be rejected.

Promoting Public Safety

Anyone who has used the access to Blackboy Lane from the Henley Road, particularly coming back up the lane to exit onto the Henley Road, will know what a difficult and potentially dangerous access it is at the best of times given the sharp bend round to the left heading towards Maidenhead and the narrowness of both the lane and the Henley Road itself. The situation is exacerbated when the owners of Black Boys Inn place notices, signs or barriers at the front to the left of the access which further affects the ability to see what is coming from round the bend.

It is surely plain and obvious that to allow the sort of events that MDVL are proposing to hold, for up to 500 people, will inevitably make the use of this access a great deal more difficult and, it is submitted, dangerous. Where are the buses and the taxis bringing people to the event going to drop them off? Whether this will be at the proposed exits down Blackboy Lane or at the front, this is going to make it impossible for members of the Frogmill community to use the land to enter or exit from Blackboy Lane and to use the access safely.

The situation will also be exacerbated by parking issues because the existing parking shown on the plans looks hopelessly inadequate.

The risks outlined above would of course be much greater when the revellers leave the site because by then it will be dark and inevitably many of the revellers will have consumed too much alcohol.

One must not forget that, as the Application stands, these public safety issues could occur not once or twice a year but every single day.

In our submission, MDVL's Application conflicts with the fundamental objective of promoting public safety and for that reason alone it should be rejected.

Prevention of Crime and Disorder

If only it was the case that quiet and remote areas such as that in which the premises and the Frogmill Court and Riverside community is situated did not experience crime and disorder. In recent years, regrettably, that has not been the case and there have been a number of incidents involving crime and disorder which have resulted in the police having to become involved. I am aware of two cases in which people broke into a house and a garage respectively and stole goods. The third case involved theft from a boat stored in Frogmill Court car park. Furthermore, although not reported to the police, the stables in the field behind Sungei Lalu were broken into last year and presumably the

footpath coming down past Black Boys Inn was once again used to provide access and egress for the crime.

As a result of these criminal acts, the residents at Frogmill Court resolved to erect two gates to control access and to install cctv to provide additional security.

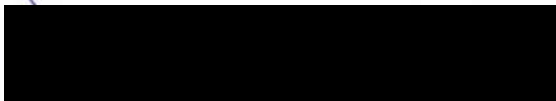
Following one of these incidents, a police-officer knocked on our door to explain that the pattern of foot - prints indicated that those involved in the break-in had used the footpath which runs from the Henley Road next to Black Boys Inn to get down to Frogmill and the property concerned and also to get away.

It seems to us that crowded pop-up events of the sort that MDVL are proposing to hold, most of which will continue until after dark and will involve the consumption of a considerable amount of alcohol are likely to attract, as well as the law-abiding majority, people who are interested in finding the opportunity to break into adjoining properties to take goods. Unfortunately, the area surrounding Black Boys Inn contains footpaths, fields, unused farm buildings and plenty of means of escape for such individuals.

We also suggest that, with alcohol flowing freely, and inadequate parking and means of access to and getting away from the site, there is a clear risk of disorder and possibly violence amongst those attending the event.

In our submission, MDVL's Application conflicts with the fundamental objective of preventing crime and disorder and for that reason alone it should be rejected.

Yours faithfully

A large black rectangular redaction box covering the signature area.

Dominic and Serena Helps

From: emilykatesmith [REDACTED]
Sent: 01 June 2021 12:35
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Black Boys Inn Objection

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Dear Sirs,

As a resident of Hurley (High Street), I am writing to object to the proposed outdoor plans proposed for the Blackboys Inn, Henley Road.

Noise Pollution: As Hurley is located in a valley, noise travels long distances. The proposal is for day and nightly use, in marquees, not full structures, and hence noise from sound systems for live bands, recorded music or cinema use will be heard across the valley causing a disturbance, potentially through the day and until late at night and into the early hours. There are proposals to have sound systems on a stage, which will increase the likelihood of the noise travelling further and causing noise pollution causing a detriment to the local environment. As this is proposed to be allowed throughout the summer months, this is not a short term event such as Henley Festival or Pub in the Park, which can both be heard from Hurley when they are on the situation will be come intolerable. I object to the possibility of the peaceful surroundings being disturbed on a daily and nightly basis.

Traffic: Catering vans and delivery trucks will be increasing the flow of traffic onto the site, again, bringing with it noise and disturbance.

Also, with a proposal for up to 500 people visiting the site, this increases the number of cars visiting as well as noise of 500 revellers coming and going from the site. The access to the site via Blackboys Lane will cause traffic issues backing up onto the busy Henley Road, potentially causing traffic hazards. Parking spaces on the site have not been explained with the potential to cause people to park dangerously, causing hazards on the road and blocking access for residents. If people decide to park in the village and walk to Blackboys this will add to the issues already experienced in the Village with problematic parking and blocking of access for emergency vehicles at busy times, causing possible public safety issues.

Camping: As well as the organised entertainment, noise and litter pollution from the campers may also be detrimental to the local environment.

In summary, I object to the application for the licence.

Emily Smith



[REDACTED] 06 June 2021 RBWM Licensing Team, Town Hall,
Maidenhead.

Representation re the Premises Licence Application for land to the rear of, and including, The Black Boys Inn, SL6 5NQ

Dear Mr Hawkins, We live at Frogmill and are opposed to the above application for a premises licence at the Black Boys Inn & associated land. Our house is just over 350 metres from the site and we believe the site is not suitable for the granting of such a licence as it would have a negative effect on all 4 of the licencing objectives - namely, the prevention of 'public nuisance, 'crime and disorder', 'public safety', and the 'protection of children from harm'. The hours that are proposed and associated noise would result in a huge degradation in the quality of life for local residents. We ask that the application is refused - in any form.

1. The prevention of public nuisance. The proposals will create a great amount of noise - from both the attendees and also music and other amplified sounds from loud speakers. The noise travels in the Thames Valley and it will be flooded over a great distance by the sound effects of the proposals. The decking and proposed stage are about 350 metres from our property and bedroom windows. We already sometimes hear music being played at the rear of the Black Boys, from 2-3 small outdoor speakers that are fitted by the terrace. This already can spoil the tranquility of the area. The area around Frogmill and the Black Boys is very dark at night and we are able to enjoy the night skies. The proposals will lead to a great amount of unwelcome light pollution - from the lights on the proposed 5m flagpoles, large projectors and screens and also any effects such as flames, lasers, fireworks etc. The site is an agricultural 'paddock, ancillary to use of the Public House - as defined in the refused application for change of use [Appn 01/37727 dated 8/10/2001]. The Black Boys had a rotating laser light fitted on the end of a building, this last winter. When there are no leaves on the trees, there is a clear line of sight to our property. The random laser beams actually shone to our property and could be seen from the patio and bedrooms. Unacceptable and a public nuisance. A public nuisance will most definitely result from the traffic generated by the proposals and granting of a licence. Black Boys Lane is narrow and has a challenging junction onto the A4130. With up to 499 attendees, there will be many vehicles. The lane will undoubtedly be congested and this will prevent access to and from our homes (for emergency services and deliveries too). Access for the large farm vehicles that visit Frogmill farm and Culham Estate via the lane will also be restricted. The vehicles associated with 'servicing' the site will also cause congestion and a public nuisance. There are also public safety implications associated with this public nuisance. Late night traffic will also cause a public nuisance (vehicles attending the property can be heard from our residence). The litter associated with the numbers attending will also cause a nuisance - both on the lane and in the adjacent paddocks (in which there are grazing and exercising horses). One plan shows an area entitled 'bins' adjacent to the boundary with the horse paddock. Litter blowing into the paddocks will cause a nuisance and also a danger to the horses and potentially some major vet bills. A large area of the original fencing between the areas of land (and also hedging) was removed last year. A public nuisance will be caused by a major increase in late night foot traffic and associated noise, along the footpath (No 4) from the site and down Black Boy Lane and then along the Thames Path, through Frogmill, to the riverside caravan park. This is a quiet residential area, within the green belt that currently enjoys only the sounds of nature. The proposals will ruin this and cause a public nuisance.

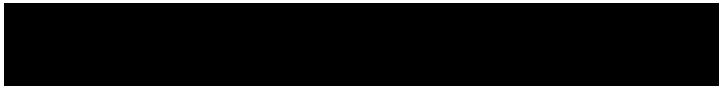
2. Public Safety. We feel the site is unsuitable for the events that are being proposed and for the structural changes that are already being made. Public safety will be at risk. Our concerns relate to the proximity of the A4130, the junction of Black Boys Lane with the A4130 and restricted sight lines

onto a 60mph limit main road, the lack of safety barriers (between the A4130 and the site with decking etc), the narrow footpath alongside the A4130, the proposed taxi queue and exit on the southern boundary, the effect of the proposed events, lighting and lasers / pyrotechnics etc on nearby residents and also on the horses and their riders - in the adjacent paddocks. Public safety will most definitely be at risk due to the horses being unsettled and 'spooked' and by them potentially panicking and trying to escape through fences. They are the most sensitive of animals and currently enjoy a peaceful, safe environment. The junction of Black Boy Lane with the A4130 is worth expanding on - when exiting the lane, the manoeuvre requires a hill start onto a fast moving (national speed limit) road, with restricted sight lines. I have witnessed accidents at this junction and have even been about to exit the lane when a vehicle on the main road has commenced an overtaking manoeuvre past the junction. The illustrated 'taxi queue' on the drawings and waiting taxis will further degrade public safety at this junction. The distraction to road users presented by the events and lights / screens / pyros etc (which are all referred to on the application forms) will cause a direct threat to the safety of the public (being those both on and off the site). Black Boys Lane is narrow - as is the junction. We consider that congestion will cause a threat to public safety. The access for emergency vehicles could be severely hampered by the traffic attending the site and also parked cars - there will not be much parking on the small site as a large part of the car park has been decked over and the plans show other parking areas but these are limited. The public safety of residents at Frogmill will be adversely effected by restricted access for fire engines etc. Public safety will also be reduced for users of Black Boys Lane due to parked cars and by vehicles and people using the newly installed "exit' onto Black Boys Lane. This has only ever been a small field access and not used for many, many years (see google street view images). This is not suitable as an exit onto Black Boys Lane - as it is onto a 'blind' corner. The proposed use of lasers also presents a threat to aircraft overflying the site, on approach to Heathrow Airport, White Waltham Airfield and also to road users. Lasers can dazzle, distract or blind those in control of a vehicle or aircraft, with serious and potentially even fatal consequences. The Laser Misuse Act 2018 refers. Tick box 89 on the application mentions the use of lasers and other special effects - all of which could present a threat to public safety. We also have public safety concerns with regard to the sanitation measures proposed. We know the septic tank at the Black Boys was struggling with just 8 bedrooms and the Inn in use. The soak away was overflowing raw sewage into the field where the events will take place. A new pipe was installed to the lower section of the fields. We are concerned the outflow from the septic tank may be contaminating the ground water. What measures are proposed for the removal of waste? With up to 499 attendees, this must be considered so that there is not a threat to public safety. Is public safety at risk due to the construction of the large area of decking? Have structural calculations been carried out with regard to loading - given the number of people that may be present?

3. Prevention of crime and disorder. Due to the large numbers that the granting of a licence would allow to attend the 'site' and the long hours of operation, we have concerns that there will be an increase in crime and disorder - as a result of alcohol consumption and possibly also drug use. We also foresee litter problems with this particularly being a problem in the adjacent paddocks.

4. Protection of children from harm. Many of the factors mentioned in the above paragraphs could lead to the harm of children. We are particularly concerned that the site is adjacent to the fast moving traffic on the A4130. The exit from the southern boundary exit, footpath No 4 and Black Boys Lane all lead directly (with less than 1 metre) onto the main A4130. This is dangerous and is an accident waiting to happen - particularly when children may be on a site with loud music, distractions and a 'party' atmosphere. The River Thames is also only a few hundred metres from the 'site' and presents a direct threat to the safety of children.

In summary The Black Boys In operated successfully for many years as a successful pub and then as a 'restaurant with rooms'. It is an old building, with thick walls. We ask that the application is refused. The current application and proposal is selfish and unneighbourly and gives no consideration to the most tranquil nature of the surroundings and abundance of wildlife. Barn Owls fly around the paddocks adjacent to the 'site' at dusk. The natural habitat that is enjoyed by these will be ruined. The noise pollution will stop local residents from sleeping (particularly dangerous for those who work unusual hours) and also from enjoying their own homes. The applicant, who is not local, is seeking to capitalise on the natural beauty that surrounds Frogmill. The tranquility will be ruined. This is for their personal gain and will be to the detriment of all local residents. As stated in the introduction, We ask that the application is refused - in any form. Yours Faithfully, Gavin & Verity Roberts.



Mr Craig Hawkins
RBWM Licensing Team
Town Hall
St Ives Road
Maidenhead
Berkshire
SL6 1RF

3rd June 2021

Dear Mr Hawkins

**LETTER OF OBJECTION – New Premises Licence
Land to the rear of and including Black Boys Inn, Hurley Road, Henley**

As a local resident living very close to the Black Boys Inn, I write to object to the proposed application by Mode de Vie Carbon Limited to licence the Black Boys Inn and adjacent land for pop-up outdoor events for the following reasons:

Public Safety

Black Boy Lane is a narrow lane with blind corners, and even a few additional vehicles parking on the grass verges has been known to cause absolute havoc, as they take away passing places and increase the likelihood of a head-on collision. Unless there is adequate parking on the site for hundreds of extra vehicles, the grass verges will inevitably be used, increasing the risk of accidents.

The junction between Frogmill Lane and the busy main road (the A4130) is already dangerous due to the fast moving traffic on the main road. So many additional vehicles would only make it even more dangerous.

In addition, access to Frogmill Lane & Frogmill Court by emergency vehicles could be impaired/blocked by so many additional vehicles trying to access, park and exit the site. For all those living in this area, accessing the main road via Black Boy Lane is the only way out.

Prevention of public nuisance

Those of us living in the Frogmill area have chosen to live in a peaceful, rural area. The proposal for live and recorded music, large screens and the supplying of alcohol outside will put pay to our peace for many months to come. Even worse, application has been sought for camping, which means that campers would be able to continue drinking and playing their own loud music all night long. This is absolutely the wrong place to have such a site, in the middle of a Green Belt area.

When Henley Festival is on for a few days every year, the music carries so much that you can hear every word being sung when the wind is in the right direction. The Henley Festival site is 3 miles away, so how much worse will the noise pollution be from the Black Boys Inn site which is just 0.2 miles away.

Loud music and potentially fireworks would be very detrimental to local wildlife, and there are horses in an adjoining field who would be spooked by unexpected noises and could injure themselves in the resulting panic.

Prevention of crime and disorder

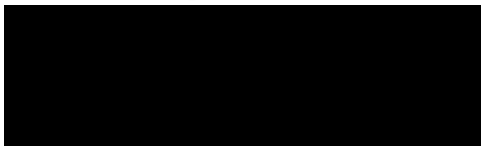
Large numbers of people gathering for music events usually results in the excessive consumption of alcohol and drugs, which in turn leads to rowdy behaviour (shouting, fighting etc) and an increased risk of burglaries. The area has a large percentage of elderly residents who are extremely concerned about their own safety should the application be granted. Crime is far more likely with a gathering of hundreds of people, many of them drinking from 9.00 am until midnight Monday to Saturday and until 11.00 pm on a Sunday.

Protection of children from harm

Any children attending the site should be supervised and restricted to set timings. The River Thames is very close to the site and there is a risk of unaccompanied children wandering off and coming to harm.

For these reasons, I object very strongly to the proposed application.

Yours sincerely

A large black rectangular redaction box covering the signature of Geraldine Mannion.

Geraldine Mannion

[REDACTED]

Licensing Team
RBWM
Town Hall
St. Ives Road
MAIDENHEAD
SL6 1RF

[REDACTED]

Dear Sir,

LETTER OF OBJECTION against
Licensing Application by Mode de Vie Carbon Limited
re: BLACK BOYS INN Pub, and land to rear
Henley Road, Hurley, Maidenhead SL6 5NQ

As freeholder and occupant of residence [REDACTED]
I object on the following grounds:-

Re:- PREVENTION OF CRIME AND DISORDER

Traffic congestion, especially at closing-time, Midnight. Henley Road, Hurley is the A4130. At the Black Boys, the A4130 has double solid white lines and is narrow. The side lane, Black Boy Lane, is single file traffic with passing-places. Parking facilities will be inadequate for the number of customers envisaged, bearing in mind the relatively isolated location. Most customers will come by car. There is no provision for a taxi-rank. All this means an increased incidence of drink-driving, of accidents at the junction, and of illegal parking - all of which amount to extra work for our already overstretched Police.

Re:- PREVENTION OF PUBLIC NUISANCE

Noise. Live music will almost always be "Pop" music, which is always played too loud. The prevailing wind is from the South-West, which seems to carry noise with it. To the North-East of Black Boys is totally open farm land, totally flat ground with no buildings, high hedges or trees to deaden the noise. This comment applies to the Frogmill residences, to the mobile-home dwellers of Frogmill Spinney, to the caravan-dwellers of Hurley Riverside Park, and probably as far as the centre of Hurley Village.

Car-parking will over-spill into private land of Culham Farms, of Frogmill Court, and of Frogmill.

The proposed stage-area for the live music is to be raised by 1.5 metres. Any noise-retaining wall surrounding it would have to be at least 3 metres high to be of any use at all.

Yours faithfully

[REDACTED]
GRAHAM HOWARD RHODES



8th June 2021

Ward: Hurley and Walthams

Application Type: New premises licence to be granted for the land behind the Black Boy Inn, Henley Road, Hurley.

Applicant: Mode De Vie Carbon Ltd

Summary of Application: To Licence the Black Boys Inn Public House for pop up installation for outdoor events.

I wish to object to the application above.

This application is for –

- Large Screen TV's and Cinema / Stage Area
- Live Music and Bands
- Recorded Music Inside and Out
- DJ music
- Late Night Refreshments Indoors and Out
- Supply and Sale of Alcohol
- Seasonal Camping

My reasons for objection are as follows:

Black Boys Inn is set in a beautiful, tranquil rural area. As well as standard residences in the area there are 2 caravan sites, an area of retirement properties close by to the proposed site and a number of farms and small holdings that all house livestock. There is currently already limited infrastructure within the village to support the local residents.

Based on the above there are a number of concerns around the application submitted.

- The licence request is to host 500 people – Based on the maps supplied there is no sensible plan for vehicular access to the site and certainly not at the traffic volumes that would be generated by 500 visitors to the premises as well as catering, sound, lighting and infrastructure traffic. Traffic filing down Black Boys lane would block access to and from the homes and businesses that are down the lane and also prevent delivery's and farming vehicles from accessing the areas they need to. It is documented that access would be controlled by security which would mean stopping and checking which would result in traffic backing up in both directions On Henley Road.
- There appears to be no provision for the parking requirements that an influx of 500 people would bring meaning cars would be inappropriately parked on Henley Road or Black Boys Lane creating risk and preventing access to property and access for emergency vehicles.
- The noise pollution would also be a major issue. Not only from the live sound stage that is proposed but also from recorded music, large screen TV's and cinema. This is wholly

unacceptable in a rural area with farm animals, much local wildlife and pets not to mention local residents. The noise issue would only be further compounded by the request to allow fireworks, pyrotechnics and firearms – None of which support the applicants claims that granting of this application would not impinge on the culture within this historic village and its residents. The raised stage will only serve to amplify the sound and the open sided marquee would make this even worse.

- There would be a negative impact to the local businesses should the tranquillity of the area be spoilt, and people no longer wish to visit Hurley Riverside Park for a peaceful holiday. This would mean reduced foot fall in the pubs, local shop and local towns.
- With the request in place for strobe lighting, lasers and floodlights this would create a huge amount of light pollution in an unlit area. This will impact on local wildlife and ecosystems as well as resident's enjoyment of their environment.
- Given the application would support bands, DJ's and catering vans until midnight these and the revellers would then need to pack up and leave the area, this would mean that lighting and noise pollution would go on until well after the midnight licence cut off with increased traffic late at night caused by taxis collecting people and cars leaving events. They would also be arriving well before 9am to set up.
- Catering vans would mean odours across the local area making it unpleasant for residents to be outside in their own gardens.
- Crime could become an issue depending on the type of event, this could include anything from littering (which there almost certainly would be from catering vans and outside bars and is already a problem in the area with visitors to the river), potentially drugs, fights and thefts. As a festival organiser of 25 years myself I know only too well, it doesn't matter how hard you try to control this and the people who have access to your site, this is almost impossible to control completely, particularly when you have a public right of way alongside your venue as you cannot control access to that area or what is passed over a fence even if you search bags in and out. Indeed, a public right of way invites non-paying or invited spectators, particularly if your marquee sides are taken out meaning any performance is visible. Anyone on the public right of way would fall outside the jurisdiction of security or licencing regulations and would be free sit drinking on the footpath well after licencing hours finish. Whilst of course there is nothing stopping this today, there is no incentive to be hanging about on the footpath late at night drinking or otherwise.
- The layout does not appear to be disabled friendly with the kitchen, bar and BBQ all up steps?
- There appears to be no provision for toilets or hand sanitation for 500 people, despite serving food? If these are not provided, then this would result in people using hedges and bushes. Enough said! As a general rule if an event lasts no longer than 6 hours, and no food or alcohol is served **you should** provide 1 portable **toilet** unit for every 100 female guests expected and another for every 500 men, plus and an additional portable urinal unit for every 150 men. Really, with 09:00 – 00:00 events and camping they would need at least 10 toilets and hand washing facilities. There is also no provision mentioned for elsan disposal for campers. This presents a public hygiene issue, particularly in these times.
- There appears to be no provision for a first aid tent which would be standard practice at a festival. This shows a lack of care and responsibility to event attendees.

 Helen Ballard Weiss.

Sent: 03 June 2021 15:21

To: Licencing <Licensing2@RBWM.gov.uk>

Subject: My Objection to the Licencing Application by the owners of the Black Boys Inn, Henley Road, Hurley.

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Ward: Hurley & Walthams

Application Type: New Premises Licence to be granted under the Licensing Act 2003

Premises: Land to the rear of and Including Black Boys Inn, Henley Road, Hurley

Applicant: Mode De Vie Carbon Limited

Summary of application: To Licence The Black Boys Inn Public House and surrounding land for pop up installation for outdoor events.

I wish to object to the application above.

This application is for:

- Large TV's and Screen on Cinema/Stage Area
- Live music -bands to play on the 1.5metres high stage
- Recorded music - indoor and outdoor - DJ music in all stage and hospitality areas
- Late night refreshments indoor and outdoor
- Supply of alcohol indoor and outdoor
- Camping 4 hours per day between May 1 - September 30

The times as listed for all the above is 0900-0000 Monday - Saturday and 0900 - 2300 Sunday.

I could list numerous lines of complaint against this application but I understand that those have already been raised by others. My main objection is as follows:

The most important and relevant complaint reason for our household relates to the anti-social noise that will be generated should this application be granted. In Hurley we live in a flat flood plain surrounded by hills. Any noise from the Henley direction is carried on the prevailing westerly winds through the valley and across the flat fields towards the village. The Black Boys Inn sits just West (towards Henley) in a direct line to the village of Hurley across open flat fields. Indeed where we live (4, Bell Court, Hurley, SL6 5NA) backs on to the farmers fields to the West in a direct line towards the Black Boys Inn. We already experience loud noise whenever Henley have a music festival or fireworks, but at least this is infrequent and ~6 miles away; yet still the noise carries to our village. Imagine how loud and intrusive open air music or cinema events at the Black Boys Inn would be, with the Inn being so close to Hurley. Indeed, it would make it impossible to sit out in our rear garden. Such a noise on a regular basis would be a blight on the village.

I strongly urge that you to reject this application and help retain the pleasant village environment that we have in our community.

Regards, Mr Ian Morris



From: ildiko zudor [REDACTED]
Sent: 08 June 2021 18:37
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Black Boys License Application

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Hello,

My name is Ildiko Laszlo and I am a resident of Hurley.

Please accept this email as an objection for the Black Boys License Application.

I understand that the application would include licence for fireworks, pyrotechnics, lasers, strobe lights, flood lights and firearms. Events potentially would be very noise and would ruin our otherwise peaceful village.

Regards,

Ildi Laszlo

From: John Lawson [REDACTED]
Sent: 08 June 2021 12:36
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Fwd: Black Boys Inn, Hurley, Berks Application for New Licence from Mode de Vie Carbon Ltd

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe. Herewith an email which would not 'send' successfully last evening

-----Original Message-----
From: John Lawson [REDACTED]
To: [REDACTED]
Sent: Mon, Jun 7, 2021 11:41 pm
Subject: Black Boys Inn, Hurley, Berks Application for New Licence from Mode de Vie Carbon Ltd

Madam or Sir

This Application for a New Premises Licence for The Black Boys Inn is so unacceptable it has to be opposed. On the stated criteria for doing so this applies to all four.

The application for outdoor music performances is the most fundamental unacceptable proposal. Whether this is from Live Bands, DJs playing recorded music or Large Screens the noise nuisance until midnight (11pm on a Sunday) will be intolerable to residents of the many parts of Hurley. This will be open air or in a marquee and therefore uncontained.

The grounds for total opposition are therefore as follows :

Prevention of Crime and Disorder The outcome from up to 500 people, when leaving at or near midnight after consumption of alcohol, exploring the opportunities for theft in the houses and drives of Hurley parish potentially year round is alarming. Their departure from the site on narrow lanes into a fast section of the Henley Rd and route to the M4 and M40 via the 404 is liable to disorderly behaviour.

Prevention of Public Nuisance It is obvious that the sound of uncontained popular music across the neighbourhood of the whole Hurley parish until midnight potentially throughout the year is a severe public nuisance to residents of all ages. Plus the noise associated with the hundreds of cars leaving at the end of the performances.

Public Safety Clearly the multitude of cars at the end of the performances after alcohol consumption is an inevitable threat to public safety as they attempt to join the Henley to 404/ M4/40 road with difficult corners having oncoming traffic possibly at some speed late in the evening. Not to mention the non-car based issues of disputes on site at the end of the evening.

Protection of Children from Harm The big issue is the evenings and nights of sleep disruption from the uncontained musical noise emanating from the Black Boys site throughout the year and even short periods. This not only threatens the child's development but also the parental relationship and health.

It is important to point to the successful period with The Black Boys Inn when it was a high quality restaurant only 15 or so years ago (also offering rooms) when we dined there including with members of our wider family. We would like to see a return to success but the anti-social nature of this current application makes it a non - starter.

John Lawson [REDACTED]

Ward: Hurley & Walthams

Application Type: New Premises Licence to be granted under the Licensing Act 2003

Premises: Land to the rear of and Including Black Boys Inn, Henley Road, Hurley

Applicant: Mode De Vie Carbon Limited

Summary of application: To Licence The Black Boys Inn Public House and surrounding land for pop up installation for outdoor events.

I wish to object to the application above.

The Black Boys Inn lies very close to and above the villages of Frogmill, Frogmill Spinney and Hurley Village in a beautiful quiet and tranquil rural area within which all development and noise is closely controlled. My two principal objections are on the grounds of issues of both nuisance and safety from associated traffic, and the very considerable nuisance from the far-carrying noise.

1. Traffic Issues

According to the application, the license states there will be up to 500 people attending the events. With a likely average of 2 people sharing then a total of 250 parking spaces + ancillary trucks/vans will be required. The access/egress is via Black Boy Lane, which is a narrow rural country lane leading directly onto the A4130 Henley Road. Traffic associated with events will inevitably block passage down this narrow lane, causing cars waiting to enter the narrow lane to stop on the main Henley Road. The events will lead to serious parking problems, with overflow cars forced to park either on Black Boy Lane, which is extremely narrow and has no parking spaces, or along the A4130, with the consequential risk to pedestrians, particularly after dark, after an event. This traffic will be a huge problem for residents attempting to try and egress/access their dwellings.

This is a real possibility of disorder or accident as a consequence.

2. Public Nuisance

Noise from other event venues in the area, the Village Hall, The Olde Bell Inn and Monks' Barn in Hurley are all very tightly controlled with door closure, noise limiters and severe restrictions on the number of events allowed.

None of these restrictions is provided for within this application and the venue's position means that the noise impact on the surrounding area will likely be more extensive. The prevailing winds carry the noise to all those dwellings in Frogmill, Frogmill Spinney and Hurley Village and the further surrounding area.

The plans specify that the stage is set inside an inflatable marquee with open sides. The stage is on a platform 1.5 metres high which will intensify the noise of the bands/recorded music over the rural area and dwellings. Music carries through any rural area through the night especially the base and drums.

This will be a very significant public nuisance as the noise is not contained in any way and there is no provision for noise limiters. Any noise becomes extremely invasive in a rural area and more so from this elevated position and when the prevailing winds carry it across the area.

The camping is not for those who want to mainly enjoy the rural area but for those who want to enjoy the events. This application is for the whole summer. The campers are not restricted to having their own radios and as submitted there are no restrictions for dancing noise etc. in this rural area. The campers can enjoy drinking throughout the day until late evening.

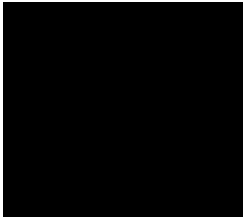
The noise from people in their cars and catering and other event staff leaving the event in the early hours of the morning will be highly detrimental to residents.

There are additional risks associated with the application through lack of provision for first aid, child care, that suggest the application has not been thoroughly prepared.

This application, if approved, will inflict considerable harm on the quality of life of a large number of residents, will endanger lives through traffic issues and will thoroughly disturb a quiet and protected rural environment.

For the above reasons, I object to this application.

Julian Stanford



From: Julie Brown [REDACTED]
Sent: 03 June 2021 13:25
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: licensing application at the Black Boys

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

I have a static caravan at the Hurley Riverside Park at a distance of about 750m from the Black Boys . There are no buildings between where my van is situated and the site of the pub. Any additional noise would be very audible especially in a caravan.

Hurley Riverside Park is a quiet park where owners and holidaymakers are requested to not make a noise after 10.30 pm . The quiet park policy is on the website <https://hurleyriversidepark.co.uk/quiet-park-policy/>

The granting of a license for events up to midnight Monday to Saturday and up to 11pm on a Sunday would not be consistent with the existing amenity of the quiet park policy and would be a major impediment to the enjoyment of the park . At present the park is a very quiet and peaceful place to enjoy the countryside . The park has a policy of no radios or music outdoors and this also applies to the former riverside picnic grounds so it would seem quite inappropriate to allow unrestricted music events outdoors given that the holiday park is so near and has operated on the basis of being a quiet park for many years . There is a retirement community at Frogmill Spinney that is much closer to the site of the pub and would also be adversely affected by noise .

Black Boys lane is quite narrow and the Henley Road is very fast so high volumes of traffic arriving and departing could be quite dangerous without some reconfiguration of access to the site .

Regards

Julie Brown

From: Katie Gear [REDACTED]
Sent: 03 June 2021 17:14
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Objection to the Black Boys Inn licensing application

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Good afternoon,

I wish to OBJECT to the Black Boys Inn Licensing Application and this is for several reasons:

1. The prevention of public nuisance

The Black Boys Inn location is on Hurley village doorstep. Our village is already disrupted by one off events much further away eg Henley Festival, Henley Rewind Festival and weddings from Danesfield House the other side of the river. The noise from these events travel all the way to Hurley every year. We also have 2 events venues in Hurley - Monks Barn and Ye Olde Bell Hotel. Both of these venues have a license which restricts the times of the events and the number of events each year and both venues must have music/bands INSIDE and MUST HAVE THE DOORS CLOSED AND A NOISE LIMITER as part of their license.

The Black Boys Inn are proposing events outside on our doorstep. The noise cannot be controlled by a noise limiter or by closing doors and the stage is set at 1.5m which will only increase the travel of noise. This application must fall in line with local precedents ie music indoors only and restricted with a noise limiter and doors closed.

2. The prevention of public safety

The event location is on Frogmill Lane, Hurley. As the name of this road suggests, it is a Lane! A narrow, rural lane. The application for up to 500 people. With public transport limited in this area I have huge concern with the parking. The application does not outline how they propose to tackle this issue and knowing the area well there is not room for 250 spaces plus deliveries of equipment for the events. This ultimately will cause queues on the A4130 with cars turning left and right into Frogmill Lane, a very real disorder possibility. It will also cause huge problems for residents attempting to access their homes every weekend! This is extremely disruptive to quality of life and mental well being.

The above are the reasons I object.

kind regards
Katie Gear
Hurley Resident

Premises: Land to the rear of and Including Black Boys Inn, Henley Road, Hurley

Applicant: Mode De Vie Carbon Limited

Summary of application: To Licence The Black Boys Inn Public House and surrounding land for pop up installation for outdoor events.

I wish to object to the application above.

This application is for:

- Large TV's and Screen on Cinema/Stage Area
- Live music –bands to play on the 1.5metres high stage
- Recorded music – indoor and outdoor – DJ music in all stage and hospitality areas
- Late nighjt refreshments indoor and outdoor
- Supply of alcohol indoor and outdoor
- Camping 4 hours per day between May 1 – September 30

The times as listed for all the above is 0900-0000 Monday – Saturday and 0900 – 2300 Sunday. Black Boys Lane with the River Thames just a stone's throw away, is a beautiful quiet and tranquil rural area I have had the pleasure of visiting many times over my 14.5 years as Ward Councillor.

The area is rural with a group of dwellings just beyond the field and further dwellings on the nearby Thames Path. Hurley village is close by. The access/egress is via Black Boys Lane which is a rural country narrow lane leading directly onto the Henley Road.

I have outlined my concerns below and I would ask that not only the huge detrimental noise is seriously taken into consideration but the whole impact of this application on the residents. The residents will be unable to sit and peacefully enjoy their home and garden from morning right through to the early hours of the following morning. I mention noise as this will be a huge detrimental issue for residents – not just the noise from the bands or DJ but egressing the area late at night.

5. Prevention of Crime and Disorder

According to the application, the license states there will be up to 500 people attending the events. Whether it is 20 or 400 is immaterial as the permission sought is for up to 500.

Re: page 18 of the Licence Application, I have grave concerns with the parking area and the overflow parking area. If there were 3 people sharing a car a total of 166 parking spaces would be required. This does not include parking for all the trucks and vans that will be required to deliver equipment etc. for any event.

For 2 people sharing then a total of 250 parking spaces + ancillary trucks/vans

The plan does not outline how many parking spaces are available and I can only assume from the plan there is not room for 250 spaces + ancillary trucks/vans.

This will cause cars either waiting on the narrow lane to enter and find a space or when no spaces available - parking on the narrow lane. This will be a huge problem for those wanting to enter the event and a huge problem for residents attempting to try and egress/access their dwellings.

This is a real disorder possibility.

The potential for crime with a large group drinking from 0900 until 0000 Monday – Saturday is a serious potential and the police will be best to comment.

6. Prevention of Public Nuisance

The prevailing winds carry the noise to all those dwellings in Frogmill, Frogmill Spinney and Hurley Village and the further surrounding area.

The stage is set inside an inflatable marquee with open sides. The stage is on a platform 1.5 metres high which will intensify the noise of the bands/recorded music over the rural area and dwellings.

This will be a huge public nuisance as the noise is not contained even with noise limiters and any noise becomes extremely invasive in a rural area and more so when the prevailing winds carry it across the area.

Music carries through any rural area through the night especially the base and drums.

The camping is not for those who want to mainly enjoy the rural area but for those who want to enjoy the events. This application is for the whole summer. The campers are not restricted to having their own radios and as submitted there are no restrictions for dancing noise etc. in this rural area.

The campers can enjoy drinking throughout the day until late evening.

Catering for refreshments will incur catering vans, cooking facilities etc. and the caterers would be required to pack up only after 00.00 hours. Catering in the early hours is usually for hot food i.e. burgers etc. and the friers would have to cool down before being packed away. This would mean the catering vans would be leaving after 00.30 hours. The noise from the caterers packing the vans will carry to the neighbouring villages at this time of the morning and again will have a detrimental effect on the residents.

The noise from people in their cars leaving the event in the early hours of the morning will be detrimental to residents. After a day/days of drinking and jollifications I am aware people going to their cars, opening and closing the doors and starting the engines before driving off, gives rise to noise issues that will carry with the prevailing winds across the whole area – especially the bang of the car doors.

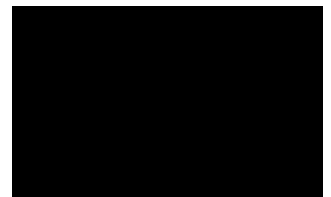
7. Public Safety

There is no First Aid tent on the plan and for any event this is a must.

The egress from Black Boys Lane is a safety issue late at night. It is difficult to discern the speed of cars coming along any road late at night. Cars on this stretch of the road do drive fast and egressing from Black Boys Lane has to be taken carefully.

For the above reasons, I object to this application.

Yours faithfully K E Jordan



08th of June 2021.

LETTER OF OBJECTION, BLACK BOYS' INN

Attention of
Mr Craig Hawkins,
RBWM Licensing Team,
Town Hall,
Maidenhead,
Berks.

Dear Mr C, Hawkins,

I am writing to register my concerns/objections with the Council, about the upcoming application proposal by Black Boys Inn.

I live within proximity to the site of The Black Boys and think that the proposal is totally inappropriately for such a venue to be holding outside live music, lighting displays.

The proposals of having around 500 patrons attending such an event, let alone the parking for this amount vehicles and other stake holders in the supply chain that would require access 24/7 to the site which is situated off a quite colder sack lane location and would increase the inconvenience to local residents

ability to freely access our properties or exit Black Boys Lane which can be a precarious maneuverer at the best of times even with the use of a mirror located opposite the junction onto the A4130.

There seems to be a complete lack of adequate parking is proposed for the venue, IE loading or turning, highway safety of getting out or in, the generation of traffic noise pollution and disturbance resulting from use of the site.

There are several concerns that I need to be raised on the environmental impact of such an application as residents we will have throughout the summer months on the local community includes most of the above with noise pollution, impact on the local community and one's mental health. I've personally witness over the last 9 years living in the area where we have residual issues annually from the other seasonal events in Henley, the regatta, or the rewind festival. To add this rave venue to the mix they will be making locals residents prisoners in our homes throughout the summer months.

I find that looking through the application that I see there is no restrictions on how many events will take place at this proposed venue. Is quite alarming.

Prevention of Crime and Disorder.

- The increase of activity being proposed by the application also puts local people at risk of anti-social behaviour that goes hand in hand with these types of events such as drunkenness, lewd behaviour, drugs, trespass, using gardens to urinate etc. The permission being sought for events with an audience of up to 500 people is inappropriate for this site.

Prevention of Public Nuisance.

- The application form lists many types of entertainment at the venue that will certainly create noise pollution from the open-air entertainment; pyrotechnics displays; lighting shows; large TV screen shows etc, which will be carried some considerable distances at night depending on wind direction and absolutely disturb residences at Frogmill and would not be surprised if it reached Hurley residents as well.
- Noise from cars, customers and other traffic leaving the site after midnight will again disturb nearby residents.

Public Safety.

Once again, I echo that Black Boy Lane is a narrow country lane with a very dangerous junction off the A4130 requiring a traffic mirror to help vehicles safely negotiate from the lane and will put people at risk of danger while moving to and from the venue.

I therefore request that for all the above reasons the Licensing Panel will refuse this totally inappropriate application to which I and many nearby residents totally and wholeheartedly object.

Yours Sincerely,

Kevin Monaghan

From: Lana B Scholefield [REDACTED]
Sent: 08 June 2021 20:00
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Application to Licence the Black Boy Inn Public House and surrounding land for pop up installations for outdoor events

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Tuesday 08/06/21

Dear Sir/Madam

Re. Application to Licence the Black Boy Inn Public House and surrounding land for pop up installations for outdoor events

I wish to object to the above application on the following grounds:

1. Congestion and parking

Hurley is already struggling with congestion and parking constraints. On Shepherds Close, we don't have enough parking for the residents. We can not manage the demand on spaces from visitors to the river, let alone any new events.

The congestion on our narrow roads is causing the sidewalks to be unusable as cars mount the kerb to get past cars poorly parked. This is extremely dangerous for pedestrians.

The congestion on our narrow roads is causing significant traffic delays through the village, blocking residents from leaving their homes and putting residents and visitors in need of emergency services at serious risk. Adding more congestion is not a risk. We should not take for granted the seriousness of a situation where a person in need can not be treated due to traffic.

1. Noise pollution

We live a field across from Black Boys Inn, and the noise from festivals like the Henley festival and rewind is already deafening. Thankfully short-lived, as is only a couple of weekends a year. Having frequent events across the field will drown us on shepherds

close. Many of the younger residents of Hurley like myself work multiple jobs to pay off large mortgages and pay for childcare. All the noise generated from living across will have severe mental well-being and sleep deficiency impact on adults and the many young children who live in the Close. We also have many older residents, some of whom are unwell and should not have to endure late-night noise.

1. Safety and policing

Hurley is not a police patrolled village. Will additional policing patrol be assigned to monitor drunk driving, drunken disorderly crime, theft and vandalism? If not, the safety of the Hurley residents is at risk.

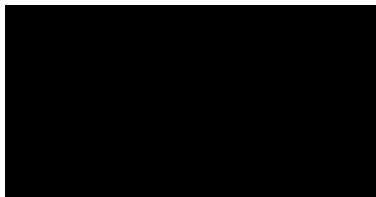
1. Light pollution

We don't have street lights in the village to keep Hurley a low light pollution area. Allowing strobes, light shows and outdoor festivals will undo all the good the town has signed up to.

In summary, this planning application should not be passed because of the detrimental mental and physical well-being risks to the residents of Hurley.

Regards,

Lana Scholefield



Lana

From: lennie kew [REDACTED]
Sent: 02 June 2021 19:23
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: BLACK BOYS INN LICENSING APPLICATION

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

My name is Lenoard Kew and I live in Frogmill Spinney. I strongly object to the above licensing application on the following grounds :

PUBLIC NUISANCE

As I live in walking distance from the above I strongly object to the prospect of inebriated people passing my premises in the early hours of the morning.

Parking in the area is limited under normal circumstances and with the influx of more cars into the area will create more havoc, noise and disturbance.

Where I live has a noise restriction of 10.30 and you cannot shut doors on an outside event and this will obviously become a big issue to all those in the vicinity not being able to sleep on a regular basis.

PUBLIC SAFETY

This will encourage a vast amount of people into an area which is predominately for old people and it is not designed to cope with an large influx of revellers.

I urge the Panel to strongly object to this application and I also write on behalf of my wife Mrs Barbara Kew who also strongly objects to this application.

Mr Len Kew



LICENSING
LAWYERS

The Licensing Authority
Royal Borough of Windsor & Maidenhead
Town Hall
St Ives Road
Maidenhead
Berks
SL6 1RF

E-

Our F

Your Ref:

Dear Sirs,

RE: Premises Licence Application : Black Boys Inn Pub and land to the rear of Black Boys Inn

We are instructed by those households indicated in the attached list, who are all interested parties, to lodge a representation in relation to the premises licence application in respect of the above premises. All our clients live in the vicinity of the premises to which the application relates.

Further to our email of 27th May, we would initially raise with you a number of issues that arise from the advertisement of the application. You will appreciate that the Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005 set out very specific requirements concerning the notices that are required and in our view these are not met.

Firstly, in the blue notice that has been displayed, there appears to be a discrepancy with the hours applied, compared to what we have seen on the application form. The notice does not state the Council's website address and incorrectly states the maximum penalty for making a false declaration. You will no doubt be aware that the latter was amended by the Legal Aid, Sentencing and Punishment of Offenders Act 2012 to an unlimited fine.

Most importantly, the notice does not accurately describe the premises that are being applied for, as there is no reference to the land that is a substantial part of the application. At best, this is misleading to anyone who should read the notice as it wrongly gives the impression that the application is just for the public house.

The Application itself is incomplete, not least in the description of the premises and this is important given the point concerning the defective notice so that anyone reading the application is clear in what has been applied for.

The application purports to be for "Black Boys Inn Pub and land to the rear of Black Boys Inn" and is exceptionally wide in its scope, seeking permission throughout the year to operate both inside and out with a variety of licensable activities that have the potential to impact on the licensing objectives.

We see that there is an attempt to produce two external plans, but are of the opinion that these do not comply with the provisions of the Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005 (reg 25), not least with regard to 23(3)(a) in relation to the external structures, (e) in relation to the external structures, which appear in block form only,

(f) in relation to heights, especially as we see a stage referred to and (i) which is in block form alone.

In view of this, we express the view that the requirements of the Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005 have not been met and the application should not and cannot proceed.

If the requirements of the regulations had been met, then our clients would still object to the grant of the licence on the basis of concerns over public safety, the protection of children from harm, public nuisance and crime and disorder.

The applicant has submitted a 'tick sheet' along with the application which inspires no confidence at all in the ability to stage events at the premises.

As a number of examples of the deficiency of the application in promoting the licensing objectives, we see that certain matters are marked 'TBC', which suggests that the application is premature and particularly so if issues such as the ratio of door supervisors is volunteered but not yet agreed with the Police and Licensing Authority.

There is no clear proposal on CCTV and our clients consider this to be important in monitoring both the building and the use of the external areas. At the very least, a plan should be provided indicating camera locations.

Under 'Drinks Promotions', we note that a prohibition on 'all-inclusive nights or other irresponsible drinks promotions' has not been offered, implying that irresponsible promotions will be offered. Given the use of the outdoor area, the lack of a condition is of concern as irresponsible promotions can give rise to crime, disorder and public nuisance.

In relation to Special Effects, the applicant has indicated that prior notification will be given to responsible authorities, but not local residents, where motor vehicles, firearms, strobe lighting, lasers and explosives are to be used, although it is appreciated that this is one area of the form where there are disparities with other parts of the application. Bearing in mind that the licence seeks permission to cover external areas, there is a very significant risk for issues of public nuisance to arise and particularly so when external areas are proposed to be used to 3am. We make the point that whilst licensable activities may cease at an earlier hour, customers who have been attracted by a licensable activity may remain for some considerable time and in doing so may give rise to nuisance, crime and disorder.

The concerns over the potential for public nuisance are amplified by the paucity of control proposed at items 125-130 of the check list and there seems to be very little offered to prevent public nuisance in a meaningful way. Although it is stated that an acoustic survey has been conducted, we see no evidence of that in the application. Had such a survey been conducted, we would have expected to see the results of that survey being submitted and recommendations arising from that survey being presented, along with control measures that do not appear on the standard 'tick sheet'. This area can be exceptionally quiet at night and being flat, sound can carry for a great distance. Nothing proposed by the applicant gives sufficient reassurance that the

tranquility of the area will not be disturbed and that a public nuisance will not be caused, particularly by those matters that are defined as statutory nuisances.

In relation to crime and disorder, we see that the controls offered seem to relate to the running of a public house with a beer garden and little else. Nothing has been done to address crime and disorder that may occur because of activities taking place outside, the arrival of customers or their dispersal. The impact on local residents is not shown at all.

The same is true when matters of public safety are concerned. Although there is likely to be less impact directly upon neighbours, the safety of customers has been inadequately assessed for the external areas, arrival and departure.

When considering the protection of children from harm, issues such as the impact of activities to children living in the area have not been considered and the extent of the licensing objective seems to be considered to be limited to alcohol sales, film classification, attendants for children and the implication of special effects. We would suggest that there is more that the applicant could offer to ensure that the objective of protecting children from harm is promoted.


Whilst we can see the benefit of a tick-sheet for some straightforward applications, this application does not fall into that category because of the scope of what has been applied for. This application called for detailed consideration of each of the licensable activities and then for the appropriate control measures to be developed and proposed.

Given the scope of this application, we are exceptionally surprised that the applicant has not undertaken to provide an event management plan to cover the external areas and events that may take place there. We can only assume that the applicant is not experienced at running external events, otherwise there would have been proposals such as a traffic management plan, arrivals and dispersal policies, anti-drugs policies and noise management plans, to name but a few.

In summary, there is no indication in the application that the applicant has properly considered the implications of what is being applied for and there is significant potential for one or more of the licensing objectives to be undermined. These points above are intended as indicators of the wider matters that may be raised if this application proceeds to a hearing, at which our clients would seek to expand on the representations made and to provide evidence in support.

Under these circumstances, it is requested that the application be refused if it is not dismissed because of the failure to meet the requirements of the Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005, as set out above.

Yours faithfully,


Licensing Lawyers

From: Lord Leigh of Hurley 

Sent: 31 May 2021 18:50

To: Licensing <Licensing2@RBWM.gov.uk>

Subject: Black Boys Inn

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Dear Sirs

I write to object to the planning proposal for the redevelopment to Black Boys Inn (BBI) as an out door venue

I live in the heart of the village at Tithecote

Hurley is a quiet village but sound travels

We hear the Rewind festival that is 4 miles away and of course the Monks Barn has a licence for music but has to hold the event indoors with a sound limiter

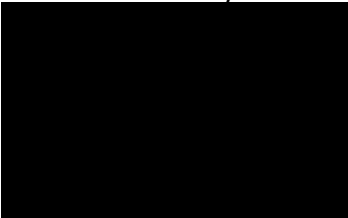
We can also hear the Henley Festival fireworks and the Regatta ones and the Danesfield fireworks when they have events

The sound from BBI will easily travel to our village where some nearly 1,000 people live and will be mightily disturbed by the noise and of course disrupted by the hugely increased traffic

This is a totally unnecessary extra application not in keeping with the area and destined to cause much distress to those who live nearby

best

Lord Leigh
of Hurley



From: Louise Ramsay [REDACTED]

Sent: 04 June 2021 08:55

To: Licensing <Licensing2@RBWM.gov.uk>

Subject: Application for New Premises Licence for land to the rear of and including Black Boys Inn, Henley Road, Hurley by Mode De Vie Carbon Limited

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

I am writing to voice my strong objections to the above application.

The application has been made for a pop-up installation for outdoor events. These unrestricted number of events will be for a maximum of 500 persons and will include, live music, exhibition of films, screening of sporting events, recorded music, the selling of late-night refreshment including food and alcohol and the venue may be open until 3:00am, and our objections are on the following

1. Prevention of Public Nuisance.

- a. All these events will create an extremely high level of noise throughout the day, late into the evening and into unsociable hours of the early morning. The noise will carry across the flat landscape and be clearly heard for many miles, and the entire Village will be hugely affected by this. We already hear quite clearly; music being played at Pub in the Park (4 miles away) and the Rewind festival (5 miles away) and know any events held at The Black Boy will be intrusively loud.
- b. It is not only the noise of the entertainment itself that will cause a nuisance, but the noise from people arriving and departing the event will be heard in the Village as the noise carries across the land.
- c. The above will mean that us residents will be unable to peacefully enjoy our homes and gardens when events are taking place at The Black Boy due to the noise.
- d. We note there is to be provision for camping. This will mean additional late-night disturbance to the Village as campers will not be restricted in making their own noise.
- e. Whilst events may end at 3:00am, the breakdown of catering and event stands / stages will continue past this time creating noise and further nuisance to local residents.

2. Public Safety.

- a. Black Boy Lane is hardly wide enough for two vehicles as it is, and the number of additional vehicles accessing this lane at all times of the day will cause complete chaos and detrimentally affect the residents of Frogmill and the Village.
- b. The number of additional vehicles using the lane will affect the safety of residents as they use the road.
- c. The site does not have enough parking to cater for all the vehicles attending events meaning cars will spill out onto Black Boy Lane, into Frogmill and perhaps even onto the A4130 which will be immensely dangerous.
- d. The number of additional vehicles wishing to turn off the A4130 into Black Boy Lane will cause congestion which will in turn cause impatient drivers to act in a dangerous manner and potentially cause road traffic accidents.

- e. The A4130 is a fast and dangerous road on its stretch past the Black Boy. Impatient and dangerous drivers regularly try and overtake in that area and the likely rise in road traffic collisions is surely unacceptable.

3. Prevention of Crime and Disorder.

- a. There is a likelihood that there will be a rise in crime due to these additional people in and around the area for these events which will be unacceptable.
- b. The ability for a large group of people to be able to access alcohol over such a long period of time has a serious potential for crime and disorder to occur.

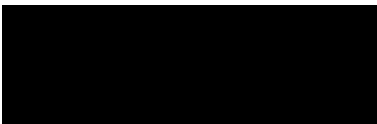
4. Protection of Children from Harm.

- a. The additional vehicles travelling down Black Boy Lane and Frogmill is a huge potential for local children to be involved in accidents.
- b. The lateness of the alcohol licence means that children may come to harm from excessive alcohol being available to event participants.

We, as a community, are already struggling to deal with the large numbers of visitors that are coming to our beautiful, small, rural and quiet village, which, don't forget, is in a Conservation Area. The influx of all these additional people, imbibing alcohol over very long periods of time as well as the knock on effect this will have on parking (of which there is little) and litter (which is serious issue during the summer months and which the council needs to address), is unacceptable.

We therefore reiterate our extremely strong objection to this application, can see no merit in it and would therefore urge you to refuse it.

Louise Ramsay



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

From: Lucy Sharman-Munday [REDACTED]

Sent: 29 May 2021 21:20

To: Licensing <Licensing2@RBWM.gov.uk>

Cc: [REDACTED]

Subject: Objection: Black Boys Inn Planning Application for Outdoor Use

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

To whom it may concern

I am a resident of Shepherds Lane in Hurley Village where I believe both myself and my family will be directly impacted should the proposed planning application be approved.

Hurley Village is a peaceful and beautiful village located in a green belt and therefore any applications that would directly impact our village should be taken into account.

Reasons to reject:

1. Noise Pollution - an obvious but disruptive impact of outdoor events, including music, the noise from visitors and from catering and events staff before and after licensing hours, would be a huge public nuisance for all age groups - accentuated during the summer months when residents have windows open. We hear noise from The Henley Festival and Rewind (available for a few days a year) that is a substantial distance away from our village. The noise from the Black Boys location would be intolerable.

It is worth noting that you as a Local Authority, have rightly placed significant restrictions on indoor events at the Olde Bell. After a certain point in the evening they have to close all windows and events must finish by 12. Sadly these rules are regularly broken and the noise pollution in the village is already significantly. Allowing an outdoor event facility in this location will only exasperate this problem and should not be allowed.

2. Increased 'traffic' - the proposal is for up to 500 people to attend these events. The A4130 Henley Road, the location of the application, does not need this additional traffic and our quiet village could be used as a cut through if the traffic levels increased. We live on a single track lane where the safety of our children would be at risk should traffic flow change. Furthermore, there simply would not be sufficient parking for any event more than the small Black Boys pub used to accommodate.

Parking would then ensue on both the busy Henley Road and the small single track lanes of both Hurley and Frogmill. This must not be allowed.

3. Events under the influence of alcohol - we are aware that events with the permission of alcohol consumption have higher risk of leading to crime and disorder. This has a knock on effect of fear of safety for all residents and specifically children. The proposed days and times of alcohol sale and supply throughout the week fill me with dread.

I am strongly requesting this application, and any others for this property that may follow, be rejected to preserve this special village. The use that has been previously approved is adequate for its location due to the knock on effects for the village.

Please could you acknowledge receipt of this email.

Yours sincerely

Lucinda and John Sharman-Munday [REDACTED]

[REDACTED]

28th May 2021

Dear Sirs,

Reference: Application for New Premises Licence - Land to The Rear of and including Blackboys Inn Henley Road, Hurley.

I reside at [REDACTED] which is sited between The Blackboys Inn and the River Thames

With regard to the above application made by Mode de Vie Carbon Ltd, I wish to object to the application on the following grounds:

Prevention of Crime and Disorder

An influx of up to 500 people where alcohol and drugs are likely to be readily available increases the likelihood of crime and disorder. Thefts have already occurred in the area and the more widely known the area becomes, the more likely it becomes that further thefts will occur. Also, due to the long licencing hours proposed for the consumption of alcohol and the probable availability at large gatherings of the nature proposed, the more opportunity there is for disorder.

Prevention of Public Nuisance

The noise generated from the proposed activities is totally inappropriate in this quiet, rural and tranquil area and would be severely detrimental to the enjoyment of the area by residents and visitors alike. The proposed hours of licencing are unacceptable, being 15 hours a day along with unlimited camping hours. The reality is that these hours will be extended by the movement of trucks, cars, pedestrians and taxis leaving the site into the early hours, well after the activities cease. Again, this will cause a nuisance to neighbours at night in such a tranquil setting.

There are paddocks adjacent to the proposed site where horses graze. Should the application succeed, the noise levels could cause physical distress to the horses, obliging the owner to relocate the horses to a less convenient location elsewhere.

Public Safety

The point of exit shown on the plan by the applicant at the north west corner of the site where the owners of The Black Boys has been installed without the necessary permissions and there is no right of access/egress to and from the site into Black Boy Lane at this point. The only legal vehicular access to the site is the current point of access at the South West of the site. This would lead to severe congestion with vehicles turning into Blackboy Lane from the 4130, cars exiting at the same point, and at the same time, pedestrians using the same point of egress.

The size of the site does not support the number and extent of the activities proposed, especially when considering that movement of vehicles to the parking areas will have to be made within the confines of the site due to there being no legal point of entry or exit as shown on the applicants plan at the north west end of the site.

Blackboy Lane is a narrow lane which forms a tight junction with the 4130. The sight lines are restricted, particularly in the direction of Maidenhead and Hurly and the extra traffic and pedestrian movement on that junction will give cause for concern that there will be the likelihood of road traffic accidents, especially late at night and in poor visibility.

The infrastructure around this area is privately serviced, ie. Private water by bore holes and private sewage disposal by cess pits. The additional requirements created by an influx of up 500 people could result in such facilities being overloaded the resultant contamination of the water supply from local bore holes.

Protection of Children from Harm

The proposed activities for the site are not conducive for children. There are no proposed restrictions of hours or limited access for children. Also, the river Thames is only around 200 yards from the proposed site and this could well prove to be a hazard to children especially if they are unaccompanied.

In view of the reasons above, I ask you to reject the application for this licence and urge you to maintain the current status quo in preserving this rural idyll for everyone to enjoy.

Yours faithfully,

M P Taylor

From: Maia Glover-Watts [REDACTED]
Sent: 07 June 2021 15:53
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Black Boys Pub Planning/licensing Application

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

My husband and I live in Hurley [REDACTED]

We have been residents in the village for over 20 years and enjoy the quiet and peaceful environment.

We strongly object to the application as stated above on the following grounds;

1. Prevention of Crime and Disorder.

The application for 500 people is likely to lead to a potential of 300 cars all trying to gain access to and get away from Black Boys Lane. A single car turning from the main road Henley-bound into Black Boys Lane can cause extensive tailbacks towards Hurley. Hence with the possibility of this situation occurring frequently with multiple cars, there is also going to increased risk of accidents.

With the common use of 'sat nav' navigation systems, it is highly likely that people coming to such events would attempt to use alternative routes. The lanes that serve some of the residences of Hurley are single lane, the potential for such an increased use of these roads would be completely out of context to the environment and no doubt lead to numerous problems.

Barely 2 cars are able to pass in Black Boys Lane itself, cars waiting to enter an event and on leaving an event will result in disruption for the local residents when attempting to leave or gain access to their properties.

500 members of the public drinking alcohol at such an event has the potential risk for serious disorder and crime in the local area.

2. Prevention of a Public Nuisance.

With no sound limitation and no restrictions on the number of events, the noise from any outdoor event will be heard throughout Hurley, potentially 7 days a week throughout the year. Hurley is a quiet rural village and the noise will be much louder than the Rewind Festival in Henley and the Pub in the Park held in Marlow, both of which are clearly audible in the village. The afore mentioned events occur annually. The proposal being objected to would allow for such noise pollution to be a constant factor throughout the year.

The two wedding venues in the village, The Old Bell and The Monks' Barn, both have sound limiters and Monks' Barn is limited to holding 15 events a year.

People attending events such as those proposed are likely to require lighting - this will be a 'pollution in the countryside' and there is no restriction on any noise created by the means to achieve this - generators etc. There is also the potential noise created by a lot of cars leaving the venue late at night.

3. Public Safety

The Black Boys Lane is a small road barely wide enough for two cars. Traffic travels in both directions on the main road at high speed and there is a corner to the East of the road which often leads to near misses to residents turning right out of the road. Black Boys Lane is also commonly used by pedestrians (there are no pavements), a greatly increased level of traffic on this road will without doubt increase the risk of injury to members of the public.

Maia Glover-Watts and PHILIP Watts.

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Objection to application To Licence The Black Boys Inn Public House and surrounding land for pop up installation for outdoor events.

To whom it may concern,

As a resident of Hurley village, I strongly **object** to the application to Licence The Black Boys Inn Public House and surrounding land for pop up installation for outdoor events.

The disruption to all the surrounding villages from music and events until 3am is madness. Sitting in a valley, sound travels across the fields uninterrupted. As an example, the noise from Henley festival is already a nuisance and Henley is twice as far away...

We already suffer with huge Summer crowds bringing parking chaos, littering, alcohol and drug use and the thought of further encouraging this is incredibly worrying.

Thank you for your time.

Marcus Panton





New Premises License Land to the rear of and including Black Boys Inn, Henley Road, Hurley

I wish to object to the new premises licence, which is being applied for by Mode de Vie Carbon Ltd on the following grounds:

Prevention of Crime and Disorder

The licence application is for up to 500 people attending events with alcohol being available from 9 o'clock in the morning until midnight. For those camping at the site, drinking could well continue for longer. In what will be a densely packed space, it seems likely that disorderly behaviour may well be a problem, particularly when tempers fray as large numbers of people try to leave the site. Large, tightly packed venues also attract criminals, hoping to take advantage of people out for a good time, who are not necessarily as careful as they would be under normal circumstances. There is also a high probability that troublemakers would make their way to the riverside, potentially causing a disturbance and damage to neighbouring properties.

Prevention of Public Nuisance

The only vehicular exit for those of us living at Frogmill is via Blackboy Lane onto the A4130. Due to the congestion that the staging of any events at The Black Boys Inn will cause, because of the volume of event traffic envisaged and the nature of the lane itself, being a narrow country lane, residents will effectively be imprisoned in their homes or unable to access them for some considerable time, particularly at the start and end of events. Only recently a large vehicle got stuck trying to access the lane from the Maidenhead direction and the lane was impassable for the best part of an hour while the lorry tried to navigate its way down the lane, and this was just one large vehicle.

The setting here is generally accepted to be a tranquil beauty spot with both residents and walkers enjoying the peace and quiet of the riverbank. The nature of the location will be completely spoiled by the unrestricted noise pollution that will engulf us for up to 15 hours per day every day if this application is accepted. Additional noise pollution will be incurred outside the hours of 9 o'clock to midnight requested in the licensing application, since deliveries will be made outside the opening hours and it will take a considerable length of time for customers, caterers and stage technicians etc. to exit the site after an event closes.

Hurley village lies a short distance away and the prevailing winds are such that the residents of the village would be adversely affected by the noise from the site, as would those living across the river.

As well as the effect that the noise levels would have on residents and visitors, this is a rural location and horses are kept in the paddocks directly to the north of the site. These are highly nervous creatures, easily stressed, and could not tolerate loud noise. Their owner would therefore have to seek alternative accommodation for them further away from the site and, more importantly, from her home, which would cause her inconvenience and detract from her enjoyment of her life here.

Public Safety

The location of the site and the vehicular and pedestrian access to the site is wholly inadequate for the number of customers envisaged in the application, being up to 500, along with the staff required to run the events. The premises fronts directly onto the A4130 in a location where the speed limit is 60mph and traffic from the Henley direction coming down hill on a straight stretch of road is often travelling at the national speed limit. The plan envisages a pedestrian exit onto this road with only a narrow pavement and a proposed taxi rank. Currently there is insufficient space to form a taxi rank here. The other pedestrian exit is via a narrow public footpath, which leads onto the A4130 close by. Crowds of people spilling onto this road at midnight in the dark after an alcohol fuelled night out is a recipe for disaster .

Vehicular access to the site is shown on the plan as being via two routes, one at the southwest of the site and one at the northwest corner of the site. However, there is no right of way onto Blackboy Lane at the northwest corner of the site, although an illegal gate has recently been installed without any consent.

Blackboy Lane is totally unsuitable for the volume of traffic that events for up to 500 customers would entail. It is a narrow country lane and incoming traffic will inevitably lead to congestion and queues along the A4130 with obvious safety issues for through traffic using the main road.

The exit onto the A4130 is difficult with poor sight lines to the east, which will be further hampered by crowds exiting from the venue and taxis waiting to pick up fares. Add this to fast traffic approaching from the Henley direction in the dark and again, a serious safety issue is created.

The site itself is too small to cope safely with the numbers of people, vehicles, camping and entertainments envisaged. As well as the physical dangers to spectators, there is also an environmental issue. There is no mains drainage down Blackboy Lane and there is a danger of sewage leaking into the surrounding ground and into the brook down the lane.

If the lane is congested it will be impossible for emergency vehicles to access the houses down the lane or to attend an incident on the river, which does happen from time to time and is likely to become more of an issue as happy revellers find their way down to the river, particularly late at night.


Protection of Children from Harm

There do not appear to be any restrictions on the admission of children to events in the application, which could well be harmful to them in view of the nature of the events proposed and the late timings. There is a real danger, if uncontrolled children leave the site, finding themselves on a busy road or wandering down Blackboy Lane to the river with its inherent dangers.

In view of the above, I would ask you to reject this application.

Margaret Taylor

6 June 2021



June 8th, 2021.

LETTER OF OBJECTION - BLACK BOYS PUB

To whom it may concern,

I am writing to you as a resident and active community member of Hurley village with concerns of the application that has been submitted with regards to the future plans at this property – Black Boys Pub.

The Black Boys Pub is situated in a rural location within in the Green Belt and this is a totally inappropriately proposed extension to the existing ‘country’ pub licence.

Prior to considering a licence, I believe that several of the proposed activities potentially are an infringement of planning laws. Some of the proposals involve live music: laser lights; pyrotechnics & strobe lighting in the open air. The plans also appear to allow for almost 500 people to attend the events. This junction is completely unsafe to allow for an influx of this amount of people to enter in and out of this property. The mirror that is placed at this junction shows that it is a dangerous junction already for the hamlet of Frogmill.

I wish to object to these plans under the following 4 licencing acts.

1. Prevention of Crime and Disorder

Allowing up to 500 people to attend organised events at this location is opening the area up to all kinds of dangers with traffic flow and parking. The road is a small country lane that leads to a private residential road. The flow of up to 500 vehicles along this road will cause mayhem, space is limited and I cannot understand where they will park this number of vehicles.

2. Prevention of Public Nuisance

The application lists a range of indoor and outdoor entertainment that go into the early hours of the morning. The noise disturbance that this will cause to the residents in the surrounding area and the wildlife including the horses that are in the adjoining fields will be extremely damaging and disruptive. Plans to hold the various events throughout the entire week, I am worried that the noise nuisance will be relentless, and I will now not be able to enjoy the tranquillity of the village which is one of the reasons I choose Hurley to call my home.

3. Public Safety

This goes back to my point on traffic and footfall entering this country lane on a very dangerous junction and 60mph dark road with narrow sidewalk, it will only be a matter of time before there is an accident.

4. Infringements of Planning Policy

Within the application, there appears to be areas that are expansions that should be reviewed in line with planning permission. This should be considered before any approval of any application in any way is made.

I suggest that the infringements for your information, are as follows:

- A new commercial access created at the north-west corner of the site which was only an agricultural access to the field for agricultural purposes only up until very recently.
- The field to the north side of the site where it is proposed to turn it into a carpark was always agricultural in nature and used for the grazing of horses. It has an OS number, indicating that it is registered for agriculture. If it is to be used as a carpark then it must surely require a change of use as is also the access.
- The stage/decking area with lighting must also require a planning permission.
- The proposed taxi pull off must require permission from the Highways Department at this dangerous junction.

I therefore hereby object to this planning application based on the above reasons.

Yours sincerely,
Marie Mills

From: Marion Armson [REDACTED]
Sent: 24 May 2021 15:02
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Black Boys Hurley Licensing application

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Dear Sirs

I am writing to object to this application. Whilst being supportive of the Black Boys reopening as a Public House, which has served this area well for many years, I do not support its proposal for outdoor events as suggested in the application.

The Black Boys is in the Green Belt, and the immediate locality around the Black Boys is particularly rural and quiet. Residents of this area enjoy the peace and lack of light pollution, and the introduction of an outdoor entertainment venue will completely change the character of the environment and create disturbance for neighbours, many of whom have lived here for a very long time. This will particularly affect Frogmill, Frogmill Spinney, Shepherds Lane, Henley Road and also Hurley itself. The prevailing wind comes from the west so noise will often be heard in Shepherds Close and further into the village.

I object in general on the grounds of public nuisance, and specifically:


1. **Opening hours** – the applicant wishes to be licensed and potentially provide live music, recorded music and / or cinema screenings from 9 am – midnight 6 days a week and 9 am – 11 pm on Sundays. In my opinion and consistent with the points made above this is too long, too often and too late. The applicant also states (Item 138 of the Licensing Objectives form) that the garden and outside seating areas will be closed after 0300 hrs. If people are permitted to be there until that time there is the potential for extra noise, see item 3 below.
2. **Traffic generation** – the applicant appears to be suggesting up to 499 people might attend events. This will involve a large number of vehicle movements, whether from cars being parked at the premises or taxis, with the associated noise and environmental pollution. Black Boy Lane is narrow and the influx of vehicles (and exit once events are over) will cause considerable congestion and problems to residents of Frogmill, for whom this is the only exit.
3. **Noise generation** – there is no mention of a noise management plan (item 125) and even with limiters some sound will inevitably escape and potentially cause distress to neighbours. There will also be noise from traffic movements.
4. **Light generation** – from the events themselves (particularly if fireworks are a regular occurrence), cinema screenings, stage lighting etc. and traffic – causing light pollution in a totally inappropriate location.

I also believe there is the potential for crime and disorder with a large influx of people coming into the area to attend events, particularly with alcohol being available. I note that on item 31 of the Licensing Objectives form the applicant has NOT ticked the box to agree that 'All inclusive nights or other irresponsible drinks promotions will not be permitted'.

I also note there is a proposed access for taxis direct onto the A4130. I would be very surprised if the Highways Authority would give permission for this, and without such an exit the proposed traffic flow would be invalidated.

In summary I believe that this application should be refused as this is an inappropriate location for an outdoor events proposal of this type.

Kind regards
Marion Armson



From: mark [REDACTED]

Sent: 20 May 2021 20:22

To: Licensing <Licensing2@RBWM.gov.uk>

Subject: black boys inn

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

I would like to take this opportunity to strongly oppose the licensing application for pop up installations for outdoor events at The Black Boys Inn public house and surrounding areas, my wife and I live at Frogmill Spinney along with 50 elderly retired people because of the location being rural and for peace and quiet. The results of up to 500 revellers would be totally unacceptable for the area being a rural village. Also the additional traffic noise and pollution would be environmentally damaging to the wildlife along this stretch of the river Thames.

Regards Mark & Donna Swanborough



Sent from the Connect for Hotmail app

From: Matthew Fletcher [REDACTED]
Sent: 03 June 2021 15:03
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Black Boys Inn Licensing Application

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

[REDACTED]

I write as a resident of Hurley village and as I believe an interested party in the above application which has come to my attention.

I note that there is a request for a license from Monday to Sunday 9.00am to Midnight for a range of different activities for up to 500 people and with no limits on the number of events, sound limitation or activities, including watching sporting events, live music etc.

I am of the strongest possible view that were such a licence to be granted all 4 of the factors that would mitigate a license are engaged.

- The prevention of crime and disorder;

500 people from 9am to midnight drinking dancing etc is bound to increase crime and disorder in the area. This establishment has not operated as a pub for many years (apparently a B&B). There is therefore a high risk of crime and disorder arising out of drink and drug consumption as there is at any outdoor event.

- • Public safety;

Linked to this is that there is absolutely no public transport links that would facilitate travel to and from the venue there would be a significant impact of traffic and consequential difficulties with parking which would impact on the public's safety on the main road, Black boys Lane, Shepherds Lane and in the village.

As set out above at closing time there will be high levels of revellers seeking to leave at the same time causing traffic difficulties and danger on what although is an A road is narrow and dangerous at night.

- • The prevention of public nuisance; and

There is no suggestion of a limit on the number of events or the volume. The valley is quiet at night and sound carries. Any public entertainment (for example at Harleyford, Henley or Marlow carries to the village and causes a nuisance this application is even worse.

There is the issue of light pollution and the traffic nuisance that has already been mentioned.

- • The protection of children from harm.

I am concerned as a the father of a 14 month old at the disruption to his night's sleep that this application is likely to cause and the likely influx of persons to the village who pose a risk of harm to children including drug users and dealers. I am not being hysterical but any outside event of this kind has that element to it.

I oppose the license being granted in the strongest possible terms.

Matthew Fletcher | Barrister

From: Matthew Kelly [REDACTED]

Sent: 04 June 2021 13:58

To: Licensing <Licensing2@RBWM.gov.uk>

Cc: Pippa Kelly [REDACTED]

Subject: OBJECTION to Licence The Black Boys Inn Public House and surrounding land for pop up installation for outdoor events

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Dear Sirs,

I am writing to express my objection as a resident of [REDACTED] to the above application on the following grounds:

Public Nuisance

The proposed venue is to the West of the Village, with no physical or vegetation barriers, the prevailing wind is a westerly which means that the wind will carry the noise to all the dwellings in Frogmill Spinney and Hurley Village. This will be further exacerbated by the fact the stage is proposed to be raised by 1.5 metres which will intensify the noise. This will be a huge public nuisance as there are no noise barriers, the noise will not be contained and there will be no noise limiters. We know from experience of the Henley Festival, Rewind festival, and even the Marlow Party in The Park how extremely invasive this is in a rural area, especially at night.

In order to make an event like this there will be the requirement for additional catering and toilet facilities, which will result in catering vans, cooking facilities; these will need to set up prior to the event and then pack up and leave, as will any live band or DJ and their stage equipment, which will result in further out of hours noise from the vans being packed up, particularly intrusive and detrimental in the early hours of the morning which will have a damaging effect on the residents.

There will be post hours noise from customers leaving the events in their cars or taxis in the early hours of the morning, opening and closing of doors, engines starting and accelerating, all caught by the prevailing winds. These are not consistent noises but constant individual events which are more intrusive.

Any live band/DJ or outside cinema/projected screen will create intolerable levels **of light pollution** to a highly rural area with light shows or spotlights.

In addition the **noise and light pollution** will have a detrimental effect on the wildlife that has been actively encouraged to settle into the area.

Public Safety

Given the rural location of the proposed venue, the only way to attend will be by using cars or taxis. The venue have suggested that the events will be attended by upto 500 people, which if there are 2 people per car there could be up to 250 cars/taxi's arriving on site, which mean provision will be required for these cars to be parked (and given that taxi's invariably arrive when booked and need to wait for their customers, they will need to be accommodated not least for pick up/drop off and the ability to turn around). The area that the Black Boys is proposing for the entertainment isn't large enough to accommodate 250 cars to the correct Health and Safety provisions with dedicated drop off and pick up points for Taxis. That means cars will look to park on the surrounding narrow lanes, which on top of the inconvenience that will cause the local residents trying to access their dwellings, but access for emergence services. The venue is close to the river Thames and is utilised by hundreds of people to kayak (the area is famed for the favourable conditions) paddleboards, inflatable boats and good old fashioned swimming. There was a double tragedy on the Thames in the immediate vicinity only this Bank Holiday with the death of a teenage boy and an elderly woman. **Access for emergency services in this area is vital** and the proposals make no allowance for parking and the nuisance it will cause.

In addition the increased traffic onto highly rural roads ¹²⁰ where people regularly walk, some with dogs, and cycle extensively, & with very small tight junctions onto a main A roads is a cause to be concerned for public safety, especially late at night.

I believe the above application to be at best ill considered and therefore would like to object.

Yours faithfully

Matthew Kelly

+

HURLEY PARISH COUNCIL

Mr M Kiely



3rd June
2021
Mr Craig
Hawkings
RBWM
Licensing
Team
Town Hall,
Maidenhead

Copies to:
Ward Councillor Mrs Maureen Hunt
Ward Councillor Andrew Johnson
Mr Adrien Waite, Head of Planning

Dear Mr Hawkings,

**REPRESENTATION FROM HURLEY PARISH COUNCIL ON THE NEW PREMISES
LICENCE APPLICATION – BLACK BOYS INN, HENLEY ROAD, HURLEY**

Hurley Parish Councillors were grateful to their ward Councillors for bringing this matter to the attention of Hurley Parish Council.

As you may be aware Hurley Parish Council has been prohibited by law from meeting virtually since the 7th May, and we do not consider it safe to meet in person prior to the 21st June 2021. Therefore we are prevented from formally considering this matter within a parish council meeting setting.

I have therefore been instructed by Hurley Parish Council to make this written representation. Hurley Parish Council welcomes the news that this premises is now in a position to return to being a functional business. However, there are matters within the application which are causing local residents a great deal of concern.

PARKING AND TURNING

There are concerns that the requested business activities will result in poor provision for parking and turning and increased traffic and increased traffic noise. These increased movements will take place at a narrow junction (and also narrow lane) with poor sight lines (that led to residents installing their own mirror at the junction). *Public safety and prevention of public nuisance.*

OUTDOOR SEATING AND ACTIVITIES

The extended hours and the potential to hold outdoor events throughout the year has caused very serious concern to residents and nearby business about increased noise for extended periods through the year, and also light pollution in a village which has traditionally been resistant to any additional lighting. Live music, recorded music, and screened events outdoors (**until midnight**) will all generate outdoor noise, and that seems quite incongruous to the actual location. Hurley Parish Council respectfully asks that the Licensing Panel give due consideration to residents' concerns and either remove these matters or at least condition them to limit their impact on residents. *Prevention of public nuisance.*

SPECIFIC MATTERS FROM THE MAIN APPLICATION FORM

A number of points arise from the application forms, all of which could be categorised as points related to the *prevention of public nuisance* –

- Screening of films outdoors until midnight. Is this really necessary?
- Bands and live DJ performances until midnight will generate noise.
- The provision of two outdoor marquees, a beach terrace, outdoor bar, seasonal camping in summer and a door supervisory team from noon each day will all cause alarm to nearby residents. It gives the impression of a party venue, unsuited to the local surroundings.
- More needs to be done between the applicants and RBWM in relation to noise management. Noise limiters are welcomed, but require more detail, and the absence of a noise management plan will cause concern. Any proposed reductions in volume later at night is to be welcomed, but by how much and when exactly?

PLANNING MATTERS FOR MR WAITE

This application for a premises licence has generated a number of planning related queries from Hurley Parish Councillors –

- There is a proposal to use land possibly defined as agricultural, for parking. Will this activity require a change of use, and planning permission?
- As well as the first right turn from Black Boys Lane into the premises (which is long established), the licence applicants appear to be indicating new access and parking further down the road, into the field. Will this require permission?
- Is the proposed summer camping area subject to planning permission?

Hurley Parish Council very much hopes that the Borough will work with residents and the applicant to amend the proposed licensable activities in such a way that the new business can flourish appropriately within its beautiful and quiet rural setting.

Yours sincerely,

Michael Kiely

Clerk to Hurley Parish Council

From: Miranda Marks [REDACTED]

Sent: 01 June 2021 15:23

To: Licensing <Licensing2@RBWM.gov.uk>

Subject: Re: Summary of application: To Licence The Black Boys Inn Public House and surrounding land for pop up installation for outdoor events.

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Dear Mr Hawkings

I would like my objection to be noted please for the application to Licence The Black Boys Inn Public House and surrounding land for pop up installation for outdoor events.

As stated below the area is surrounded by residential houses and the application to have music and events up until **midnight EVERY DAY** and 11pm on SUNDAYS is ludicrous.

Not only would this be a public nuisance to those in the nearby houses, but sound travels extensively in this area and the noise levels and disruption would effect not only Hurley Village but the other villages across the river.

The noise levels be extremely high, but encouraging crowds of people to an area that is already suffering with huge Summer crowds bringing parking chaos and littering and drug use is incredibly worrying.

Thank you for your time.

Miranda Marks-Panton

From: Raymondo in Hurley [REDACTED]
Sent: 31 May 2021 11:22
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Objection to application "Black Boys Inn"

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Public Safety.

The A4130 (Henley Road) is very busy most of the time. From the Henley direction towards the Black Boys is a very fast downhill section of road of approximately 0.66 mile length often used as an overtaking opportunity. Descending from 79 metres at Rosehill to 32 metres at the Black Boys, thereby increasing the speed of already fast moving traffic.

The entrance to Black Boys Lane is narrow and any vehicle, particularly trade vehicles would find it difficult to exit safely onto the Henley Road because of the fast moving traffic in both directions and the restricted sight lines. Traffic entering Black Boy Lane would also have difficulty because of the narrow entrance.

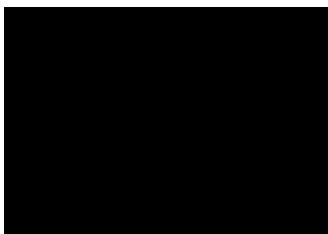
Any increase in traffic volume around this junction or on the A4130 in general would present an unacceptable risk on an already very fast, busy and dangerous road.

Public Nuisance.

As the crow flies our house is 3.75 miles from Henley, we can hear the various music events taking place in Henley, sound travels extremely well in the prevailing wind direction or the still air of a summer evening. The kind of evening when you might want to sit in your own garden. The Black Boys is 0.76 miles from the edge of Hurley Village. I therefore believe that events involving an audio system held at the Black Boys would substantially increase the sound nuisance of anyone living in the surrounding area.

Various transport, coaches, taxi's etc arriving or leaving the Black Boys late in the evening or middle of night presents yet another intrusion on the limited time when the road is less busy.

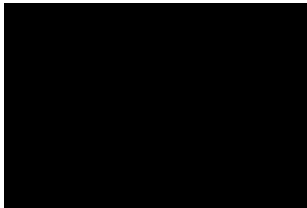
Mr & Mrs Brassington



From: Howard Pike <[REDACTED]>
Sent: 03 June 2021 17:24
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Black Boy concerts Hurley

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

I wish to strongly object to the proposal to hold music concerts at the above venue. Hurley is a quiet rural community where people live in peace and quiet. We welcome visitors during the warmer months who enjoy the river and scenery of the area. The last thing we need is a noisy crowded music festival with all the extra traffic problems, drug taking and drinking next to a spot which is already locally known as an accident black spot, dozens of cars parked along the Henley Road would aggravate the situation. We rarely see Police patrols in this area and I am sure that they would not relish extra requirements for police activity especially as they are probably already stretched. I am sure that common sense will prevail and a London Company will not be able to move in wholesale to disrupt our peace and quiet for the sole purpose of making money.
Respectfully Yours.
Mr E.H.Pike.



Sent from my iPad

From: Celia Kerr [REDACTED]
Sent: 03 June 2021 21:10
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: BLACK BOYS INN LICENSING APPLICATION

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

We wish to object in the strongest possible terms to the above application as follows

CRIME AND DISORDER

As we live in Frogmill Spinney a short distance from the Black Boys Inn we are extremely concerned with the influx of people leaving late at night under the influence of alcohol passing both the front and back of our premises.

PUBLIC NUISANCE

Car Parking would be an issue as there is limited parking both on the Black Boys site and in our small cul de sac .

Late night noise on a regular basis would severely hamper our life and sleep pattern especially as it is outside and the noise carries down.

People walking through the Spinney and along the waterfront late at night would cause a disturbance in this otherwise peaceful rural environment.

PUBLIC SAFETY

Cars exiting the venue onto the A4130 a busy fast road would lead to accidents as access is difficult at the best of times which would result in sirens in the early hours.

This area is not suitable for such events as there is not the infrastructure or design for such congestion in this rural village. This area is outstanding in its beauty and peace and this would be blight on its community.

We urge the panel to reject this application for the wellbeing and safety of all concerned.

Mr Ian Kerr and Mrs Celia Kerr

From: Ian Morris [REDACTED]

Sent: 03 June 2021 15:21

To: Licensing <Licensing2@RBWM.gov.uk>

Subject: My Objection to the Licensing Application by the owners of the Black Boys Inn, Henley Road, Hurley.

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Ward: Hurley & Walthams

Application Type: New Premises Licence to be granted under the Licensing Act 2003

Premises: Land to the rear of and Including Black Boys Inn, Henley Road, Hurley

Applicant: Mode De Vie Carbon Limited

Summary of application: To Licence The Black Boys Inn Public House and surrounding land for pop up installation for outdoor events.

I wish to object to the application above.

This application is for:

- Large TV's and Screen on Cinema/Stage Area
- Live music -bands to play on the 1.5metres high stage
- Recorded music - indoor and outdoor - DJ music in all stage and hospitality areas
- Late night refreshments indoor and outdoor
- Supply of alcohol indoor and outdoor
- Camping 4 hours per day between May 1 - September 30

The times as listed for all the above is 0900-0000 Monday - Saturday and 0900 - 2300 Sunday.

I could list numerous lines of complaint against this application but I understand that those have already been raised by others. My main objection is as follows:

The most important and relevant complaint reason for our household relates to the anti-social noise that will be generated should this application be granted. In Hurley we live in a flat flood plain surrounded by hills. Any noise from the Henley direction is carried on the prevailing westerly winds through the valley and across the flat fields towards the village. The Black Boys Inn sits just West (towards Henley) in a direct line to the village of Hurley across open flat fields. Indeed where we live (4, Bell Court, Hurley, SL6 5NA) backs on to the farmers fields to the West in a direct line towards the Black Boys Inn. We already experience loud noise whenever Henley have a music festival or fireworks, but at least this is infrequent and ~6 miles away; yet still the noise carries to our village. Imagine how loud and intrusive open air music or cinema events at the Black Boys Inn would be, with the Inn being so close to Hurley. Indeed, it would make it impossible to sit out in our rear garden. Such a noise on a regular basis would be a blight on the village.

I strongly urge that you to reject this application and help retain the pleasant village environment that we have in our community.

Regards, Mr Ian Morris [REDACTED]

From: Della Davis [REDACTED]
Sent: 20 May 2021 19:56
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: New Premises Licence under Licensing Act 2009/Objection

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Dear RBWM

We are writing this email to make our OBJECTION against the application that has been applied for on
The Black Boys Inn Public House and surrounding land for pop up installations for outdoor events.

We live in Frogmill Spinney that is a Residential park home site, situated in close proximity of the Black Boys Inn. We have moved here because of the peace and quiet and the neighbourhoods feeling of security.

The impact on us would be unacceptable, the noise from music, the traffic coming into Frogmill Spinney as people try and find a cut through to the Black Boys Inn, This in itself causes safety issues, The 4 points that we wish to reiterate is

1. Prevention of Crime and Disorder
2. Prevention of Public Nuisance
3. Public Safety
4. Prevention of Harm to children (we all sometimes have grandchildren visiting/staying over the summer months)

Yours Sincerely
Mr Paul & Mrs Della Davis

From: Celia Kerr [REDACTED]
Sent: 27 May 2021 20:34
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Licensing to Black Boys Inn

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

My name is Jean Poole of [REDACTED] resident for 25 years and in close proximity of the above venue.

We object to the above proposal on the following:

Prevention of Crime and Disorder

The prospect of people passing both sides of my property after hours of alcohol consumption is frightening and causing great concern for my security and my vulnerability.

Prevention of public nuisance. The noise late at night disturbing my sleep when our own rules state a curfew of any outside noise after 10.30pm. Parking issues limited parking on the site will result in revellers trying to park their cars in our cul de sac resulting in noise and door banging.

Public Safety

I am in my 80s not in good health and the worry of this on a daily basis would severely impact on my health and wellbeing.

Please do not grant this application.

Mrs Jean Poole.

Disclosure Mrs Celia Kerr my neighbour has emailed the above objection on my behalf as my computer is not working properly.

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Good Morning

Further to our email of 25th May 2021, we would like to detail further our objections to the above application.

- The prevention of crime and disorder. As mentioned previously, this area is residential and occupied by elderly residents, many of those with ill health. If these events were to go ahead, there would be lots of people coming through this private area which would be very disturbing and frightening for the residents. Crime would probably increase in the area and loud talking and shouting will cause a disorder if this is late at night or in the early hours of the morning. We therefore completely object to this licence.
- Public Safety. As mentioned above, there would be a lot more activity in the area which would have an impact on the safety and property of all residents and members of the public. We therefore completely object to this licence.
- The Prevention of public nuisance. When people drink alcohol, they get very loud and behave in a manner that becomes a nuisance. This would be the case in view of the length of time the events will be open. We therefore completely object to this licence.
- The Protection of Children from harm. This is really important as our elderly residents regularly look after their Grandchildren/Great Grandchildren or have them to visit. We also have the Touring Park nearby where there are always lots of children staying and playing outside. By having lots of "strangers" around, this would be very unsettling for children and we would fear for their safety. We therefore completely object to this licence.

If you need any further information, please do not hesitate to contact us.

Kind regards.



Mrs Melanie Cooper & Mr Martin Cooper



From: Rita Marks [REDACTED]

Sent: 13 May 2021 10:54

To: Licensing <Licensing2@RBWM.gov.uk>

Subject: Application for License for Land at rear of The Black Boys Inn to be used for public performances

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

y
2021

To whom it may concern

To whom it may concern

I wish to appeal against granting permission for the above licence on grounds of Prevention Of a Public Nuisance

I have lived in Hurley since 1976 and have personally experienced every year what happens when an event such as the Regatta is held in Marlow, On such an occasion we are able to hear the noise clearly from every room in the house and must lie in bed at night, unable to sleep until the event is over. This despite (Marlow being much further from our house than the Blackboy). As this happens but once a year I accept it.

However the proposal for a licence to enable the Black Boys Inn to hold outdoor events every day of the week throughout the year until 3.00 a.m. is completely unacceptable. If the request was for a licence for events such as this to be held even once a month that would be deemed equally unacceptable.

For most of the year Hurley is a quiet and pleasant place that people from surrounding towns come to visit year round' However we are increasingly inundated by visitors. Last summer I could hear from my garden noise coming from across the river of hundreds of people visiting tiny Lock Island They they were doing nothing but talking but it made a disturbing amount of noise.

Please help the villagers of Hurley to protect their village which is both in a conservation area and an area of natural beauty and that already provides pleasure to both villagers and visitors alike. The kind of exploitation proposed and(those possibly likely to follow once the ball gets rolling), will bit by bit, change its character forever

Mrs Rita Marks, [REDACTED]

From: Celia Kerr [REDACTED]
Sent: 27 May 2021 20:11
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: New Premises Licence under Licensing Act 2003 BLACK BOYS INN LICENSING APPLICATION

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

My name is Mrs Sylvia French of 1 [REDACTED]

I am in my eighties not in good health and live on my own in walking distance to the above site.

I strongly object to the pop up installations for outdoor events on the following grounds.

Prevention of Crime and Disorder.

Up to 500 revellers impacting on this rural area when I live on the Thames Footpath so am vulnerable not only from the front but also the rear of my property.

Prevention of public nuisance.

Late night noise on a regular basis and disruption of my peace would leave me nervous and destroy my peace and sleep

Public Safety

I would be extremely frightened of late night inebriated revellers walking both sides of my property leaving me frightened and vulnerable.

Please take my fears and concern into consideration.

Mrs Sylvia French

My neighbour Mrs Celia Kerr has emailed my objection on my behalf as I do not access to technology. These are my written instructions for onward transmission.

From: Neil Ketley [REDACTED]
Sent: 07 June 2021 22:22
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Objection to licensing application for Black Boys Inn

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Dear Sir,

I am writing as a Hurley resident to object, in the strongest possible terms, to the licensing application by Mode De Vie Carbon Limited at the Black Boys Inn. What this company has planned would be a blight on our village with no benefits to the local community.

It is clear from the plans and details now coming out, despite the misinformation they have been pushing, that this is not just intended as the occasional wedding venue but as a full on outside entertainment site. The potential for really loud music every night, which will carry easily over the flat land between the pub and the village, would ruin the lives of those who live nearby. Those of us with children, particularly those that already struggle to sleep, will be particularly worried.

This proposal will bring parking problems - the parking provision is so inadequate that there will be cars out in the lane and on Henley Road (or more cars in the village) - and a danger to pedestrians, traffic or both. The village already has to contend with desperate parking problems in the summer months.

Depending on the type of events that might be held, and once a license like this has been granted there is no control over what that might be, there could be large numbers of people travelling here, drinking and camping in the fields around, and inevitably some of them will end up causing trouble in the village.

The Black Boys Inn is a quiet, country pub, enjoying the benefits of beautiful and quiet surroundings. There is so much potential to make this into a successful pub business without the need to sell out to an entertainment company, with no local connection, that will make their money at the expense of the local community. Please refuse this license application and save Hurley village from a disasterous and thoroughly inappropriate project.

Yours faithfully

Neil Ketley

From: Nikki Stanton-Ketley [REDACTED]
Sent: 15 May 2021 13:03
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Application for a new outdoor licence for The Black Boys Inn Hurley

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Dear Sirs

I wish to object to the new proposed outdoor licence for The Black Boys Inn which lies approximately 1 mile from my home. Keeping in mind that from Hurley we routinely hear regular outdoor live events from Higginson Park in Marlow and Temple Island Meadows in Henley which are three times the distance away, I feel that this licence would mean further noise nuisance throughout the summer for Hurley Residents. Please understand that the ground between The Black Boys Inn and Hurley is flat with nothing to stop the sound travelling.

Despite the applicant trying to win over locals on our village FaceBook Group, no mention has been made of noise mitigation nor how often these events would take place. Many of us are families with children and the proposed ending time for these events is way past when many should be asleep. Our children already regularly miss sleep for the events outlined at Marlow and Henley and it is awful that they could have to endure more sleep disturbed nights. For those of us with children with additional needs, routine and good sleep is so important. Please protect our children from further harm.

We chose to move to Hurley for its quiet rural charm, something that could be shattered by regular loud events and many more visitors which this licence would allow. Residents of Hurley already put up with parking problems which are well documented, and this licence could add to the problems causing further public order issues. I do not believe that the applicants "car park" in a field will suffice nor is the Black Boys Lane sufficient for the volume of cars that could be using it.

Allowing this licence to progress sets a dangerous precedent. It opens the door for regular loud events which are out of keeping for a quiet rural setting. This licence in one swoop could destroy the tranquil setting of Hurley. From a personal point of view I would like to be able to sit out in my garden in the summer months and listen to the farm animals and birdsong, not loud films, sporting events or music. Those events to me would constitute a Public Nuisance.

Please do not allow this application to proceed. I cannot see how it could be anything but detrimental to the wellbeing of the residents of Hurley.

Yours sincerely

Nicola Stanton-Ketley and Neil Ketley

From: Paddy Rogers [REDACTED]
Sent: 04 June 2021 08:50
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Blackboys Pub Licensing application - OBJECTION

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Application for New Premises Licence for land to the rear of and including Black Boys Inn, Henley Road, Hurley by Mode De Vie Carbon Limited.

I am writing to voice my very strong objection to the above application.

The application has been made for a pop-up installation for outdoor events. These unrestricted number of events will be for a maximum of 500 persons and will include, live music, exhibition of films, screening of sporting events, recorded music, the selling of late-night refreshment including alcohol and the venue may be open until 3:00am, and our objections are on the following

1. Prevention of Public Nuisance.

- a. All these events will create an extremely high level of noise throughout the day, late into the evening and into unsociable hours of the early morning. The noise will carry across the flat landscape and be clearly heard for many miles, and the entire Village will be hugely affected by this. We already hear quite clearly music being played at Pub in the Park (4 miles away) and the Rewind festival (5 miles away) and know any events held at The Black Boy will be intrusively loud.
- b. It is not only the noise of the entertainment itself that will cause a nuisance, but the noise from people arriving and departing the event will be heard in the Village as the noise carries across the land.
- c. The above will mean that us residents will be unable to peacefully enjoy our homes and gardens when events are taking place at The Black Boy due to the noise.
- d. We note there is to be provision for camping. This in itself will mean additional late-night noise as campers will not be restricted in making their own noise.
- e. Whilst events may end at 3:00am, the breakdown of catering and event stands / stages will continue past this time creating noise and further nuisance to local residents.

2. Public Safety.

- a. Black Boy Lane is hardly wide enough for two vehicles as it is, and the number of additional vehicles accessing this lane at all times of the day will cause complete chaos and detrimentally affect the residents of Frogmill.

- b. The number of additional vehicles using the lane will affect the safety of residents as they use the road.
- c. The site does not have enough parking to cater for all the vehicles attending events meaning cars will spill out onto Black Boy Lane, into Frogmill and perhaps even onto the A4130 which will be immensely dangerous.
- d. The A4130 is a fast and dangerous road on its stretch past the Black Boy. Impatient and dangerous drivers regularly try and overtake in that area and the likely rise in road traffic collisions is surely unacceptable.
- e. The number of additional vehicles wishing to turn off the A4130 into Black Boy Lane will cause congestion which will in turn cause impatient drivers to act in a dangerous manner and potentially cause road traffic accidents.

3. Prevention of Crime and Disorder.

- a. There is a likelihood that there will be a rise in crime due to these additional people in and around the area for these events which will be unacceptable.
- b. The ability for a large group of people to be able to access alcohol over such a long period of time has a serious potential for crime and disorder to occur.

4. Protection of Children from Harm.

- a. The additional vehicles travelling down Black Boy Lane and Frogmill is a huge potential for local children to be involved in accidents.
- b. The lateness of the alcohol licence means that children may come to harm from excessive alcohol being available to event participants.

We, as a community, are already struggling to deal with the large numbers of visitors that are coming to our beautiful, small, rural and quiet village, which, don't forget, is in a Conservation Area. The influx of all these additional people, imbibing alcohol over very long periods of time as well as the knock-on effect this will have on parking (of which there is little) and litter (which is serious issue during the summer months and which the council needs to address), is unacceptable.

We therefore reiterate our extremely strong objection to this application, can see no merit in it and would therefore urge you to refuse it.

Paddy Rogers

[Redacted signature]

[Redacted line]

[Redacted line]

[Redacted line]

From: Pat Rice [REDACTED]
Sent: 15 May 2021 10:10
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Black Boy Inn

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Dear Licencing

I am writing to object to the plans at the Black Boy Inn

I feel this will cause a public nuisance to this quiet area of Hurley with live music and animals nearby.
This is a rural farm setting and not conducive to raves
It has the potential to attract rave style revellers which may also cause disorder
With it being on a very dangerous main road tanked up revellers wandering around the front of the Inn is a death waiting to happen

Regards,
Pat Rice

[REDACTED]

From: Patricia Graham [REDACTED]
Sent: 12 May 2021 15:54
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: OBJECTION TO LICENSING /BLACK BOYS INN

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Dear Sirs,

I understand there is an application for the above named property to have substantial outdoor events.

I would like to object to it under THE FOLLOWING

: PREVENTION OF CRIME AND DISORDER

:PREVENTION OF PUBLIC NUISANCE

: PUBLIC SAFETY

:PROTECTION OF CHILDREN FROM HARM

I am a resident of Hurley and have never heard of anything so ridiculous in my life.

Parking is an issue and the noise pollution would be unbearable to everyone in the vicinity.

This isn't being applied for in the interest of Hurley residents or to enhance the local village.

Please keep me informed.

Best Regards
Patricia Graham

[REDACTED]

Subject: Blackboys Inn Licensing Application - Objection

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

To Whom it May Concern,

I am writing to lodge an objection to the application being made by Mode De Vie Carbon Limited under a New Premises Licence under the Licensing Act 2003 – on land to the rear of and including Black Boys Inn, Henley Road, Hurley – to licence The Black Boys Inn Public House and surrounding land for pop up installation or outdoor events.

My objection is based upon the following grounds

1. **Prevention of Public Nuisance** - It is submitted, that the holding of events involving the playing of amplified music (live and recorded, film soundtracks and/or televised sporting events) and/or the attendance of large numbers of people at such events - inevitably generates high levels of noise over protracted periods of time. The fact that the events for which this licence is sought are to take place in temporary structures and/or fully outdoors inevitably means that scope for high-grade sound insulation solutions will be minimal.
 - The site for which licence is sought is less than a half mile from a large number of residential dwellings at Frogmill and the Western End of the Hurley caravan site.
 - The site for which license is sought is less than a mile from a large number of residential dwellings in the village of Hurley – as well as three hospitality venues.

Events such as The Henley Festival and Rewind regularly entail the sound of performances being carried to Hurley. Those events take place on sites between 3.5-5.5 miles from Hurley.

It is rational to anticipate that the concentration of events at the site for which licence is sought, will take place in the summer months. It is at this time of year that residents are likely to be seeking to enjoy the amenity of their own outdoor spaces during the day and in the evenings – and further, when residents are more likely to have windows open.

The sensitivity to noise in residential areas such as Frogmill and Hurley is reflected in the fact that hospitality venues in Hurley are subject to enforced timing and noise control regimens.

It is submitted that the grant of the licence for outdoor events in the proposed site would inevitably serve for the Council Tax paying residents of the area to sustain significant loss of amenity and rights of enjoyment of their homes.

2. **Public Safety** – it is submitted that the site for which licence is sought is not suitable for the large volume of traffic that will inevitably be generated by the holding of outdoor music; film; sport-screening and other events. The point at which Frogmill Lane meets the Henley Road is notoriously dangerous with a history of traffic incidents. Restricted vision, height difference and speed of vehicles travelling easterly from Henley are factors which generate real risks. Such risks will inevitable be accentuated by the addition of large numbers of vehicles seeking access and exit from the site.

It is submitted that the granting of this licence would serve to create unacceptable levels of risk to the public safety of event-attendees and the general public.

Yours sincerely,

Patrick & Lucinda Burrowes

A black rectangular redaction box covering the signature of Patrick & Lucinda Burrowes.A black rectangular redaction box covering the signature of Patrick & Lucinda Burrowes.

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

From: Paul & Eve [REDACTED]
Sent: 07 June 2021 15:22
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Black Boys Inn Licensing Application

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.



Dear Sir/madam

We wish to make a representation AGAINST the application as above.
Reasons as stated:-

- 1.Prevention of crime and disorder
- 2.Prevention of Public Nuisance
- 3.Public safety

1. With events taking place all day and into the night we are concerned that with alcohol flowing and large numbers of people, possibly not from the area, there may be crime against the local community.

The area is a quiet and peaceful haven which is enjoyed by many, and the temptation of the river and land adjoining would be appealing to revellers.

2. One of the reasons we moved to this area from London was to get away from the noise and nuisance we were subjected to following local late night events. These included excessive drinking, drugs, urinating and fighting.....often resulting in the police being called. We fear that this is almost inevitable with large crowds these days.

Litter would be a major concern. Currently all the locals make sure any random litter is collected and disposed of. We have seen the amount of litter that is left from just a few visitors at busy weekends. If 'closing time' was midnight, what time would people be actually leaving the premises? The noise from car doors, engines starting etc would be unacceptable.

We already hear the noise from the Henley Road, and can hear the music from Henley festival, 3 miles away, but only once a year.

The noise from staged music and events from this close proximity would be intolerable on a regular basis.

Noise from sound and lighting engineers, burger vans or equivalent, security, toilets and cleaning would all add to the mix.

3. A massive increase in traffic would be a huge problem for the quiet and narrow Black boy lane. People will inevitably park on the lane which would thus restrict access for fire and ambulance services. We have experienced this happening during the summer months when people have parked on the lane.

The junction on to the Henley Road is a traffic nightmare. It already causes hold ups when people are turning in to Black boy lane and with the traffic often travelling at high speed, a definite 'accident waiting to happen'.

The whole idea is detrimental to the area (and would indeed affect the flora and fauna) and the thought of this happening to our lovely area is abhorrent beyond belief.

Yours faithfully
Paul and Yvonne Robinson

Sent from my iPad

From: becky <[REDACTED]>
Sent: 29 May 2021 07:51
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Objection to black boys inn licensing application

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Dear Sir/ Madam

I would like to submit an objection to the licensing request from black boys inn in Hurley under the grounds that this could cause a public nuisance.

If granted, this could disrupt residents of hurley village, due to excessive noise from music, people and vehicles late at night. I am also concerned about where their customers would park, this could cause obstructions to surrounding roads.

I would like the pub to be viable, hence if the number of customers was reduced from 500 to 200, and the music was until 10pm instead of midnight then I would consider agreeing to that.

Yours faithfully,
Rebecca whitworth

[REDACTED]

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

From: Richard Turrell [REDACTED]

Sent: 01 June 2021 17:07

To: Licensing <Licensing2@RBWM.gov.uk>

Subject: Planning Application Objection - Black Boys Inn, Henley Road, Hurley -

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Ward: Hurley & Walthams

Application Type: New Premises Licence to be granted under the Licensing Act 2003

Premises: Land to the rear of and Including Black Boys Inn, Henley Road, Hurley

Applicant: Mode De Vie Carbon Limited

Summary of application: To Licence The Black Boys Inn Public House and surrounding land for pop up installation for outdoor events.

I wish to object to the application above.

I live across the fields from the Black Boys Inn within Hurley village. This application is inconsistent with a rural area and will have a large detrimental impact upon the peace of the area.

The potential for noise pollution will mean residents are unable to sit in our own homes and gardens in peace. Currently, it is possible to hear both the Henley Festival and the Rewind Festivals, both of which happen much further down the valley. Whilst I understand these are larger in scale, the proximity of the Black Boys Inn and the potential for excessive noise late into the night cannot be underestimated. Recently, one or two parties (in dwellings between Hurley and the Black Boys) have highlighted how easily noise travels over these fields and the disruption and upset it causes. Some residents have young children with autistic needs and the excessive noise - even occasionally - causes severe distress. Should such noise be allowed to become common place, it would mean Hurley is an unviable place to live for some.

The prevailing winds carry the noise to all the dwellings in Frogmill, Frogmill Spinney and Hurley Village and the further surrounding area. A proposed stage is set inside an inflatable marquee with open sides in the plans. This stage is on a platform 1.5 metres high which will intensify the noise of the bands/recorded music over the rural area and dwellings. This will be a huge public nuisance as the noise is not contained even with noise limiters and any noise becomes extremely invasive in a rural area and more so when the prevailing winds carry it across the area. Music carries through any rural area through the night especially bass and drums.

Further, I have significant concerns about the potential for crime and disorder. Up to 500 people may attend an event according to the application. Appropriate parking is not available and will inevitably raise the risk for disorder. I think this will be accentuated with the availability of alcohol.

I also understand camping and barbecue facilities will be available. Catering vehicles will be travelling later than the hours for permitted use ie. post midnight. This will create further noise for residents.

Finally, the proposed venue is next to a public footpath. I believe this raises issue for public safety during an event should disorder of any sort occur. The venue is inherently unsuitable for an application of this sort.

I object in the strongest possible terms to this application. It will have a very detrimental effect on the local population and should be refused.

Yours sincerely,
Richard Turrell.

From: Ronald <[REDACTED]>
Sent: 03 June 2021 13:41
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: New premises Licence under Licensing Act 2003

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Premises: Land to rear of Black Boys Inn, Henley Road, Hurley
Applicant: Mode de vie Carbon Ltd.
Application: To License the Black Boys Inn Public House and surrounding land for pop up installations for outdoor events.

Dear Sir,

I have lived at 32 Frogmill Spinney for the last 20 yrs which is about 300 metres from the above site; it is a very peaceful place to live in a small community of 34 residential park homes of predominantly retired people.

I am objecting in the strongest possible terms to the above licensing application as it will have a serious detrimental effect on my security and environmental considerations such as noise and light pollution on the surrounding area. I really can't imagine having 500 revellers so close to my small community which will undoubtedly cause me considerable distress. I therefore I object to this application on the following 5 points.

- (1) Prevention of crime and disorder
- (2) Prevention of public nuisance
- (3) Prevention of public safety
- (4) Prevention of harm to elderly residents and their visiting grand children.
- (5) Prevention of Traffic and Parking problems

Yours faithfully

Ronald Collis

From: Ronnie Hall [REDACTED]
Sent: 25 May 2021 17:03
To: Licensing <Licensing2@RBWM.gov.uk>
Subject:

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

To it may concern . We live at [REDACTED] we strongly against the application for what the black boys inn are applying for as there would not be earn parking. Also the noise from music and fireworks and lighting .also this area does not have the infrastructure for these sort of events. Also about safety for residents in this area when these events would take place.when it was open as a pub and had wedding and partys the music and noise travelled across the fields residents homes .with the pyrotechnic there good of setting fire to the cornfields which the farmer grows ever year . Yours sincerely Mr. Mrs. Hall .

From: Celia Kerr [REDACTED]
Sent: 01 June 2021 19:51
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: BLACK BOYS INN LICENSING APPLICATION

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

My name Roslyn Hurst and I live on the river front in Frogmill Spinney. I am in my 80s and in poor health and object to

the above application on the following grounds.

Crime and Disorder

With revellers passing both my front and back door I am extremely nervous and concerned of inebriated people egressing past my property as I live in walking distance from the Black Boys.

Prevention of Public Nuisance

The site on which I live has a curfew on all outside noise of 10.30 pm so I would find it an invasion of my wellbeing and health to tolerate regular loud noise until midnight and beyond when windows are open during the summer months.

Public Safety

I would feel extremely vulnerable and anxious with late night revellers walking past my home and starting their car engines even though they are not allowed to park here there is no physical barrier to stop them only no parking signs.

I implore the Licensing Authority to reconsider the impact on this quiet rural elderly population

Rosalind Hurst

This letter was composed by myself but typed and emailed by my neighbour Mrs Celia Kerr on my behalf as I am not at the moment in the best of health and awaiting surgery.

From: Celia Kerr [REDACTED]
Sent: 26 May 2021 14:40
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Black Boys Inn Licensing Application

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

My name is Rose Poole and I am an 80+ year old lady living in Frogmill Spinney on her own. I am not in good health as many of my neighbours are not in the Spinney. I think we are all in agreement that it is a beautiful peaceful place to spend our latter years.

I find the thought of this proposed application so very near to us very intimidating and frightening. It will be the end of the peace and security we have worked all our lives for and could lead to crime and Disorder.

Please think again about giving permission in allowing this to happen.

From

Rose Poole resident of Frogmill Spinney.

My neighbour Mrs Celia Kerr has emailed this on my behalf as I do not have access to the technology but these are my own words.

From: Steve Harrington [REDACTED]
Sent: 03 June 2021 23:21
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Black Boys Licensing Application

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Good evening

I am writing to object in the strongest possible terms to the proposals from the new licencees on the following grounds:

Prevention of Crime and Disorder and Public Safety.

Large audiences inappropriate in a rural area

Excessive traffic numbers for a quiet country land off an A road with high speed traffic

Inadequate parking on site with poor access leading to disputes and congestion

Extended opening hours for serving alcohol will exacerbate the problems outlined above

The proposed pull off for taxis from the busy A4130 will create further public safety problems.

Prevention of Public Nuisance

Noise from the various entertainments proposed will cause unacceptable noise nuisance to both local residents and nearby livestock

Noise from vehicles and other traffic will cause further disturbance

For these reasons, I believe the Licensing Panel should refuse this totally inappropriate application.

Regards

S N Harrington, [REDACTED]

S. JOHN FARNSWORTH

████████████████████
CHARTERED ENGINEER: MULTILINGUAL WATER ENGINEERING CONSULTANT
████████████████████

Mr Craig Hawkings
Royal Borough of Windsor and Maidenhead (Licensing)
Town Hall
St. Ives Road
Maidenhead SL6 1RF

3 June 2021

Dear Mr. Hawkings

**New Premises Licence proposed under the Licensing Act 2003.
Land to the rear and including Black Boys Inn, Henley Road, Hurley, Maidenhead SL6 5NQ
Mode de Vie Carbon Limited (“the Applicant”): Application dated 5 May 2021.**

1 INTRODUCTION

1.1 General

My wife and I have very strong objections to the above Application with regard to the proposed activities, events and their timings within and on land surrounding the former Black Boys Inn (the “Inn”) Public House and particularly in relation to Public Nuisance and to Public Safety (including the protection of children from harm). There are various inconsistencies in the Application texts, drawings, Site notices fixed to the Inn and in the Maidenhead Advertiser advert, 13/5/21.

My wife and I have resided at ██████████ (only about 300 metres from the Inn) for the past 42 years having chosen to live here taking account, amongst others, of the relative peace and quiet of its rural Thames-side nature, its continuing sympathetic agricultural and equestrian activities, the reasonable expectation that such a local rural environment with Green Belt status, total lack of both public highway proposed development and Public Nuisance would continue without material change (and that biodiversity would not be harmed by any material modification to the local environment). The A4130 road from Maidenhead to Henley-on-Thames was detrunked some years ago, but there appears still to be appreciable traffic passing by the Inn.

1.2 Personal Experience of Musical Events

In one of my former employments as a Professional Musician, playing several instruments at many events, indoors as well as outdoors, not only within the UK but also through western Europe and Morocco in North Africa, I have acquired much experience in the need to restrain (and where possible avoid) noise nuisance beyond the confines of venues, especially those of an outdoor nature in sensitive environmental areas having a very long tradition of peaceful, idyllic, rural charm, such as around the Inn.

1.3 Traditional rural character of the Inn and Black Boy Lane (“the Lane”) (within Green Belt Land)

The existing Inn and Lane are peaceful, traditional rural parts of the local Green Belt, the Lane being of modest width with very low vehicular traffic movement set in valuable Class 2 agricultural surroundings and having great rustic charm and character. Providing also a continuity and corridor for the movement of wildlife species (also suitable habitats for some invertebrate populations). Also

to be contrasted with adjacent agricultural land. Three Listed Buildings are to be found at Frogmill Court at the northern end of the Lane, whose setting is complimented by the Inn and Lane's existing traditional rural character.

RBWM's Frogmill Local Nature Reserve adjacent to Frogmill Court is bounded on the north side by the Thames Footpath: National Trail. See also "Wildlife Action 21: The first stage of the Biodiversity Action Plan for the Royal Borough of Windsor and Maidenhead 1999" and "Berkshire Biodiversity Challenge of the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) 2000.

All Frogmill and Frogmill Court residents can effect vehicular access to/from the local road network (A4130) only by using the Lane given that it is a cul-de-sac, thus would be subject to extreme inconvenience during the proposed day and night events at the Inn due to significant increases in events' traffic volumes. Vehicle traffic exiting from the adjacent Culden Faw Estate ("the Estate") (including Lower Culham Farm where there is a helicopter landing pad) onto the northern part of the Lane would be adversely affected (being monitored also by CCTV). There are no public passing laybys along the Lane. The verges are on Land owned by the Estate (and with RBWM Highways Involvement) who do not allow any public parking along the Lane. The private Frogmill Court car park is also monitored by CCTV. The speed limit on A4130 adjacent to the Inn is 60 mph (adjacent to two proposed Inn emergency exits) thus posing the risk of harm to children as well as adults when urgently leaving the premises. There have been recent road accidents along the A4130, the most recent (to our knowledge) being on 5/5/21 with two ambulances and police vehicles at about 0930 hrs attending the scene, just east of Hurley Bottom where the speed limit is reduced to 30 mph.

2 PREVENTION OF PUBLIC NUISANCE

2.1 Noise Pollution

The Application does not include any quantitative data on present levels of ambient noise adjacent to the Inn nor on the proposed increased noise levels of amplified live/pre-recorded music/speech and pyrotechnics, nor any electronic volume-limiting apparatus.

Such public nuisance will adversely affect the general public not only for A4130 traffic but also for pedestrians utilising RBWM (diverted) Public Footpath No. 4 along the east boundary of the Inn; the adjacent Public Footpath No. 5; the Lane along the west boundary of the Inn; and the north narrow (about one metre) pavement of A4130 towards Hurley; extending at least (but not limited to) nearby settlements including Frogmill Court; Frogmill; Frogmill Spinney; Hurley Caravan and Camping Sites; Hurley and Hurley Bottom; Danesfield; Berkshire College of Agriculture (Mainstream and Foundation students)/Top Farm/Beech Lodge areas; Cayton Park Stud; Rosehill Livery and Events Stables; Lower Culham Farm; Culham Court; Medmenham.

The effect of the local moist (Thames-side) atmosphere and Thames Valley geological shape substantially facilitate enhanced transmission of noise nuisance (as already occurs from e.g. Henley-on-Thames events). The effects of wind augment further such noise nuisance.

2.2 Light Pollution

There is no public highways artificial lighting along A4130 nor along the Lane. The introduction of such event artificial lighting whether continuous or "strobe" especially at night would be seriously distracting to not only A4130 and Lane traffic but also to inhabitants of the nearer settlements. There would also be material harm to the local wildlife environment (see Appendix).

There would also be a risk of harm from the use of e.g. lasers and drones during the day and night. National and international flight paths overfly at low altitude the area of the Inn when turning to land at Heathrow Airport from the west. When taking off from Heathrow towards the west the flight paths also include a direction not far to the south. A similar risk of harm would therefore exist.

There are equestrian paddocks in permanent use abutting the north boundary of the Inn Field and attaching to the Estate. The effects of artificial lighting (including “strobe”) coupled with very loud noise (especially pyrotechnics) could have serious consequences such as accident and fatalities to horses and humans (including younger riders). Immediately to the south of the Inn, RBWM Footpath/Bridleway 15 leads southwards from A4130 towards the BBOWT Nature Reserve “Hurley Chalkpit” and connecting also with the sign-posted ‘Horse Margin’ along the south side of the A4130 past Cayton Park Stud entrance as far as Rose Lane thence to Rosehill livery and events Stables. Once again there would be the risk of harm to horses and their riders due to noise and light nuisance from the proposed licensable events. Equestrian activity takes place as early as 0800 hrs (personal observation).

2.3 Traffic/Parking Nuisance

The Satnav around the Inn area is erroneous (as also indicated by the RBWM sign attached to the post at the A4130/Lane junction). Continuous traffic nuisance currently occurs along the Lane, trying to reach Frogmill Spinney via the private road along the Frogmill area at the cul-de-sac. The Application will only make the situation worse. Hurley also experiences unlawful parking, despite advisory signs.

3 PUBLIC SAFETY

3.1 Potable Water Constraint

We understand that the Inn does not have a municipal potable water supply but obtains potable water from a well via an electric pump (as do all properties at Frogmill Court and Frogmill). The Application does not show that the existing groundwater resource infrastructure would be sufficient for the proposed events’ demand (up to 499 attendees) whether in terms of peak flows or water quality compliance. Very recently it appears that the Inn’s owner had started to install a new water well adjacent to the west boundary hedge and only a short distance down-slope from the existing raw sewage cesspit infrastructure. Cesspit malfunction would contaminate the adjacent water table thus harming water quality from the new well and directly affecting public safety in respect of health (see also para. 3.2 below).

Just as an example, if an individual would need to use the public toilet facilities for say 5 minutes and there were 4 toilets continuously in use, it would require about 10 hours of continual use to allow the maximum number of 499 attendees to visit the facilities only once.

3.2 Raw Sewage Disposal

The Inn does not have a municipal raw sewage disposal system but relies on a conventional cesspit and overflow-to-soakaway system. The Application does not show that the existing raw sewage disposal infrastructure would be sufficient for the proposed events’ demands.

In the recent past there have been noxious odours emanating from and surface evidence of raw sewage effluent along the Inn’s gravel access to the existing car park, indicating that the effluent disposal system was not then functioning appropriately (personal observation).

3.3 Crowd Control

Given the proposed capacity of up to 499 attendees (including children) and a typical value of area of the Field/Inn of only 0.631 hectare (e.g. as given on Ordnance Survey Map 1989-93) the average space/attendee would, making allowances for building areas, parked vehicles, marquees etc, be extremely limited. Qualitatively this is very obvious when on site, the Field appearing to be very modest in size.

3.4 Fire Hazard

Given the uncertainties re adequacy of water supply, in the event of fire where the present and proposed structures contain flammable materials (e.g. timber) and the in-house water distribution network cannot be accessed due to fire hazard, the nearest available public water resource appears to be the Thames some 400 metres distant along the Lane. The Application does not appear to make any reference e.g. to the Environment Agency in respect of such fire hazard emergency, together with the dangerous consequences for traffic control on A4130 adjacent to emergency exits from the Inn and surrounding land.

3.5 Farm Animals Hazard

From time to time there are cattle (including bulls) and sheep grazing in the fields adjacent immediately to the east of the Inn and Field, and present there for the whole day and night. Loud noise and artificial lighting will disturb such farm animals (in addition to general public utilising e.g. (diverted) Public Footpaths 4 and 5 passing through the same fields (see also para. 2.1 above)).

3.6 Surface Run-off/ Fluvial Flooding

It is well known locally that following intense rainfall (which can occur at any time of the year) there is appreciable and prolonged surface run-off especially from the A4130 (descending to the east), including that from the surfaced road of the Cayton Park Stud on the south side of the A4130 and from Rosehill (A4130), then discharging into the Lane and flowing northwards, sometimes several centimetres deep, partially discharging over the eastern verge of the Lane at the boundary between Inn land and Estate land, eventually discharging over land to the Thames at the north end of the Lane.

The Lane is subject also to fluvial flooding at times following heavy rainfall throughout the very large catchment of the Thames basin upstream of the Frogmill area. For the floods of 2014, the maximum flood level estimated by both of us, based also on RBWM topographical data for the 2014 flood, was about + 30.67m AOD. That maximum flood level extended from the Frogmill Court area southwards along the Lane to near the Inn Field's western boundary and lasted for nearly a week (see also our letter of objection 10/6/2015 to RBWM planning application 15/01251/FULL).

See also 'The Five Villages of Hurley: A Pictorial Record produced by Hurley Parish Council ' 1999, p. 81 showing the extent of the 1947 floods in the Hurley area including the Frogmill Farm and the 'Black Boy Inn'.

Road traffic (including turning in the Lane) in such flood events would be very dangerous (and even impossible). The proposed camping would also be seriously affected. There is also an ephemeral spring in the southwest corner of the field very close to the northeast corner of the Inn Field and abutting (diverted) Footpath 4. During heavy rainfall and continuing thereafter the groundwater floods out of existing ditches onto adjacent fields and Inn Field, representing further harm to public safety during proposed events.

3.7 Perceived Inappropriate Exit/Entry/Right of Way Contravention etc.

3.7.1 Right of Way Contravention

The Application Drawings show amongst others an entry/exit area proposed at the northwest corner of the Inn Field, leading also to a proposed vehicle parking area within and along the Field northern boundary. We are advised that perusal of Land Registry documents and Ordnance Survey maps appears to confirm that there is no public right of way between the Lane and the Field across land attaching to the Estate, forming the east verge of the Lane and which extends up to the A4130 junction. Construction of such a permanent entrance/exit in the full knowledge that a public right of way appears not to exist there would appear to be inappropriate, with obvious consequences following e.g. an accident involving not only attendees (and their children) and/or their vehicles but also the general public in the Lane.

3.7.2 Inappropriateness relating to Mature Hedgerow Removal etc.

I have already advised RBWM by letter 12/1/2021 that a length of mature hedgerow of about ninety metres (90 m) along the Inn Field's northern boundary, as noted in para. 3.7.1 above, had been recently grubbed up without permission (only a very few isolated low bushes being left). Such unauthorised removal appears to have been in conflict with the Environment Act 1995: The Hedgerow Regulations 1997. Such removal of hedgerow will also aggravate the public nuisance harm referred to in para. 2.2 above re the Estate equestrian paddocks in permanent use immediately to the north of the Inn land.

3.7.3 Perceived Inappropriateness relating to a New Gated Structure attaching to the Inn but erected apparently on Estate Land etc.

There has been a metal gate of modest length at the northwest corner of the Inn Field, at least during our 42 years residence at Hammerkop and which has been rarely opened; perceived to form part of the west boundary of Inn land. Fairly recently a new wider timber gate structure was installed much closer to the Lane than the earlier gate structure, and by the present Inn Owner. Given that the new gate appears to be not only on Estate land but also perceived to be encroachment upon Highways Land, it appears inappropriate. This matter has already been drawn to the notice of RBWM e.g. via my letter 12/1/2021 (and by other persons) but is not referred to in the Application (see also para. 3.7.1 above).

Related to the above, a series of timber poles and rope have also been installed recently in the eastern verge (Estate land) of the Lane by the Inn Owner, from the new gated structure southwards towards A4130 and which reduce (emergency) visibility lines at a relatively sharp curve in the Lane when exiting to A4130. Such length of cordoned-off verge appears to be inappropriate. A notice attached to an adjacent telegraph pole stating 'Drive in Constant Use' appears also to be inappropriate.

4 CONCLUSION

Having regard to all the foregoing we respectfully request that the Application, at least in its present form for up to 499 attendees and apparently occurring without conditions imposed on up to every day of the year (except camping) be wholly refused.

Yours sincerely

MRS F M FARNSWORTH
MR S J FARNSWORTH

APPENDIX: ENVIRONMENTAL HARM

A1

During our long residency we have been able to:

- note amongst others the occasional modifications to the agricultural Frogmill Farm area near the Inn and admiring the later sympathetic equestrian activities at Culham Stables abutting the Inn following closure of the original Farm;
- agree with RBWM's refusal of planning permission for light Industrial Development applied for from the mid-1980's up to and including that in 2014 relating to planning application 14/02841/FULL, near the Inn;
- agree with RBWM's refusal of planning permission for modifications to the layout of Black Boy Lane re application 15/01251 FULL, at the Inn;
- carry out regular and continuing voluntary science-based surveys on behalf of national and local environmental organisations relating to conservation of wildlife and associated habitats and increasingly to species of Conservation Concern, not just of the local rural Green Belt area encompassing the Inn but also in adjoining areas of the wider rural countryside;
- patronise the former Inn (up until a few years ago) for occasional meals and refreshment at conventional times of the day and evening.

A2

Further to the reference in para. 1.1 above (Introduction: General) and relating to the effects of nuisance such as noise and light pollution resulting from the Application, we include here brief notes on environmental harm to biodiversity which would occur at and adjacent to the Inn, including reference to e.g. the Wildlife and Countryside Act 1981 (as amended). Our voluntary surveys on behalf of environmental organisations include:

- British Trust for Ornithology (BTO) (Breeding Bird Survey: data contribute to British Government Biodiversity Indicators, the Pan-European Common Bird Monitoring Scheme and the European Breeding Bird Atlas 2: Nest Record Scheme);
- Royal Society for the Protection of Birds (RSPB) (Garden Bird Survey);
- People's Trust for Endangered Species (PTES) (Living with Mammals Survey);
- Butterfly Conservation (BC) (Wider Countryside Butterfly Survey);
- Centre for Ecology and Hydrology (CEH) (Predatory Bird Monitoring Scheme);
- Woodland Trust/CEH (Nature's Calendar);
- Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT);
- Berkshire Ornithological Club (BOC).

The harmful effects relate not only to wildlife during daylight hours but also to crepuscular and nocturnal species, generally in areas from the local Thames southwards to the Inn and to at least the BBOWT Hurley Chalk Pit Nature Reserve.

A3 BATS

Our casual observations over the years have included:

- Pipistrelle species foraging over the Inn and adjacent River Thames (and through our garden);
- Brown Long-eared Bats (occasionally roosting in our garage).

A4 BARN OWLS (Schedule 1)

Bred successfully 2019 in the area (location confidential). Recently (2021) seen hunting around the Inn and Lane. Two nest boxes installed not far from the Inn.

A5 BADGERS

Our casual observations recently of this protected species include A4130 road casualties adjacent to the Inn. The Estate has stated that Badgers have been seen recently over their land. We understand a very long term Badger Sett existed (and is still thought to exist on private land south of A4130 near the Inn and recorded in the Domesday Book).

A6 HEDGEHOGS

(a nationally declining species) (BAP(Biodiversity Action Plan) species)

We have observed Hedgehogs foraging around the Inn for many years (including the Lane's grassed verges) generally at dusk but also at other times (they have also hibernated in our garden). Most recent observations (during 2021) relate to field signs (droppings) in our garden and along (diverted) Footpath 4 near the Inn.

A7 STAG BEETLES

(BAP species)

The species occurs generally annually (and probably breeds) in our garden.

A8 REPTILES

(BAP species)

We have recorded live Grass Snakes (including young) in our garden previously (and also adults 'swimming' in the adjacent River Thames). A neighbour has reported the species occurring recently in the Frogmill Court compost heap near the northern limit of the Lane.

A9 BIRDS

Our observations confirm the following species including summer migrants (of "Conservation Concern 4") have:

- bred/attempted to breed in the vicinity of the Inn:

Red-listed: Song Thrush
 Starling
 House Sparrow
 Mistle Thrush
 Spotted Flycatcher
 Grey Wagtail

Amber-listed: Tawny Owl (recent successful breeding)
 Stock Dove
 House Martin (dwellings along the Lane)
 Duncock (along (diverted) Footpath 4)
 Whitethroat

- foraged over and adjacent to the Inn:

Red-listed: Turtle Dove
 Fieldfare
 Redwing
 Lapwing
 Linnet

Amber-listed: Stone- Curlew (Schedule1)
Kestrel
Swallow
Woodcock
Grey Plover

Schedule 1: Hobby
Brambling

A10 OTHER SPECIES

Our recent environmental records also include:

- Toads and Frogs in our and adjacent gardens closer to the Inn;
- Common Shrews, Water Shrews, Bank Voles, Moles, Harvest Mice, Wood Mice, House Mice, Hazel Dormice, Brown Rats, Weasels, Stoats, Grey Squirrels, Brown Hares and Rabbits near the Inn;
- Dragonfly and Damselfly species seasonally within and near the Inn and along the Lane's grassed/wild flower verges.

A11 LEPIDOPTERA

(a principal food resource for e.g. Bats)

Our more recent casual local records around the Inn for more uncommon Butterflies include:

- Marbled White
- Dark-green Fritillary
- Purple Emperor
- Dingy Skipper
- Silver-washed Fritillary
- Adonis Blue (male)
- White Letter Hairstreak

Our more recent casual records (near the Inn) for Moths include:

- Jersey Tiger
- Marbled Beauty
- Burnished Brass
- Lilac Beauty
- Plain Wave
- Heart and Dart
- Barred Hook-tip
- Small Clouded Brindle
- Grey Dagger (caterpillar and adult)
- The Snout
- The Gothic
- Elephant Hawk Moth (caterpillar and adult)
- Dot Moth
- Popular Hawk Moth

- Hummingbird Hawk Moth
- Eyed Hawk Moth

From: Sam Geneen [REDACTED]
Sent: 31 May 2021 15:15
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Objection to application for license for land to rear including car park and beer garden of Black Boys Inn

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Glastonbury on our door step

I object to the application made by Mode De Vie Carbon Ltd in its entirety on the grounds of

Noise Pollution

I am only too familiar with how music can travel. We live next to the Olde Bell in Hurley. The application appears unlimited as to number of events which means we shall be listening to disco, live bands and the accompanying noise which emanates from up to 500 people attending an event

Traffic

The A4130 is one of the main routes from London to Henley. The speed limit is 60mph on the stretch which passes the Black Boys. Additional traffic will be dangerous as they will have to turn into the premises. Leaving at midnight will cause danger and more noise as guests, many of who will be worse for wear, make their departure.

Sex, drugs and rock n roll/prevention of crime and disorder

I would suggest that not all guests will be drinking safely. Some may even consider drugs. When you have a large number of people congregating with loud music, it has been known to happen - drugs, sex and of course rock n roll

Other information

The applicant, mode de vie carbon ltd, is a business which is technically insolvent. You will notice from the attached accounts that it has a negative net worth. Doesn't give you that warm feeling.

Regards, **Sam Geneen** [REDACTED]

From: Janet Jones [REDACTED]
Sent: 08 June 2021 13:04
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Black Boys Inn, Henley Road, Hurley.

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Attention of Mr Craig Hawkins
RBWM Licensing Team
Town Hall
Maidenhead

Application Type: New Premises License to be granted under the Licensing Act 2003
Premises: Land to the rear of and including Black Boys Inn, Henley Road, Hurley
Applicant: Mode De Vie Carbon Limited

Dear Mr Hawkins,

I strongly object to this Application, which is a totally inappropriately proposed extension to the current pub license. The reasons for my objection are set out below.

Prevention of Public Nuisance:

The many permissions that Mode De Vie is seeking in its Application, if granted, will destroy the residents' way of life here in Frogmill and will most certainly also have a detrimental effect on the residents of Hurley Village and the surrounding area.

The proposed hours of business are excessive and will be disruptive to the residents of Frogmill and the surrounding area.

The open-air nature of the future events applied for by the Applicant includes the use of live and recorded music and outdoor film screens. Also, the use of Special Effects which may include:

- Pyrotechnics, including fireworks;
- Real flame;
- Fire arms;
- Motor vehicles;
- Strobe lighting;
- Lasers;
- Dry-ice machines and cryogenic fog;

Smoke machines and fog generators;
Explosives and highly flammable substances.

The interests and wellbeing of the local community who live in close proximity to the Black Boys Inn should be of paramount importance when RBWM Licensing Team is considering any decisions relating to this Application.

Outdoor events with a live music component, events where audience participation is likely in the form of, for example, clapping and cheering, events where excited shouting is probable, such as sports screenings, has the potential to cause serious noise pollution in the area but particularly to Frogmill.

Frogmill is nestled beside the Thames Path, and Black Boys Inn is situated on sloping land, approximately 300m from Frogmill. A stage which stands 1.5m above the inn's land level has been constructed overlooking Frogmill. Due to the orientation of the site, performers and their equipment will face the direction of Frogmill, and the raised stage will mean that sound will travel to surrounding areas without any natural features in the way to help block the noise – high energy, low frequency sound can travel a long way and when used as a background beat can be particularly intrusive.

The way in which this Application has been presented suggests a complete indifference to the issues and concerns of local residents; it would appear that Mode De Vie does not care about the noise their proposed business will generate and of the misery it will bring to those of us who live in its shadow.

If the new license is granted, the proposed business operation at Black Boys Inn will devastate the tranquillity and peace of our homes and the local area, and prevent the ongoing enjoyment of our gardens.

Public Safety:

Black Boy Lane is a very narrow country lane, used primarily by residents for property access, but with intermittent use by farm machinery to service the Cullen Faw Estate and by equestrian transport vehicles for moving horses kept in the fields adjacent to an agricultural field that Black Boys Inn wants to use as a car park.

The junction where vehicles will have to exit from Black Boys Lane onto the A4130 is situated closely to the side of Black Boys Inn on a steep slope. RBWM has placed a grit box at the junction for when the Lane becomes difficult to negotiate in certain weather conditions. The junction is tight: two large cars travelling in opposite directions at the entrance to the Black Boys Lane would have to negotiate passing each other by manoeuvring their vehicles very cautiously. At busy times on the A4130 this would be problematic if an event was taking place at Black Boys Inn.

Traffic connected to events at Black Boys Inn could cause problems should Emergency Services be required in Frogmill, at Black Boys Inn, or by the river.

The proposed position of a taxi rank running parallel to the A4130 is dangerously placed for drivers and passengers: there is hardly room to park safely let alone for passengers to exit or enter a taxi – the speed limit at this point is 60mph. The parked taxis would also block the sight lines of those vehicles exiting Black Boy Lane onto the A4130 in either direction.

Prevention of Crime and Disorder:

The potential for crime and disorder will be ever present, with alcohol flowing freely from 0900-0000 Monday-Saturday and 0900-2300 Sunday. No doubt, given the close proximity of the River Thames, there will be times when people who have consumed too much alcohol will want to try wild swimming!

Conclusion:

There certainly appear to be a number of actual planning issues that have not been addressed in the Application.

I am surprised to see that the Applicant has been building a stage, developing the site, and creating a car park before the application has been passed, which suggests a complete disregard and disdain for the formal process.

I am a resident of Frogmill and, together with my neighbours, enjoy – indeed cherish – the peace and quiet of an area of distinct natural beauty.

One of the principles of the application process is to ensure that a scheme such as this does not outweigh the interests of the local community. With this in mind, I strongly urge the Licensing Team to reject this inappropriate Application.

Any expansion or variation to the Black Boys Inn license should not be granted. Mode De Vie's future plans for Black Boys Inn are objectionable and, in my view, totally unacceptable to our community.

Yours sincerely

Mrs Sandra Jones.



-----Original Message

Sent: 30 May 2021 21:13

To: Licensing <Licensing2@RBWM.gov.uk>

Subject: Black Boys Hurley

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

As a Hurley resident I am objecting to the present plans put forward by the Black Boys for the extension of licence for outside live music events. The fact that the application is for 7 days a week - obviously for the maximum numbers allowed, I feel is totally thoughtless for its position. All live music is obviously hugely amplified for maximum effect, which in this situation would be hugely upsetting to the neighbouring areas & make sleep for young children totally impossible. An occasional event would I feel be considered in a very different light to a nightly event, Not only would the music be a huge disruption, but also the noise of the increased departing traffic & the parking prove a huge problem.

Any business venture of this type will obviously be aiming for maximum numbers. (500 seems hugely excessive!) Yours,

Sandy Cripps.

From: Stefan White [REDACTED]
Sent: 08 June 2021 15:32
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: BLACK BOYS INN APPLICATION FOR OUTDOOR EVENTS

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Dear Sir / Madam

I am writing about the application by Black Boys Inn for outdoor events.

If granted, this licence will dramatically affect the residents in Hurley Village, Frogmill, Frogmill Spinney and the further surrounding area.

The application is from 9am until midnight Monday to Saturday and 9am to 11pm on Sundays. Up to 500 people may attend the events. This is completely unacceptable and has the potential cause huge noise disturbance for a great number of people locally. The noise could disturb the peace in the daytime and also as night when trying to sleep (and get children to sleep).

The application is for a stage for live bands which would further carry the noise. Noise travels at night. Every year for a couple of days the Rewind Festival or Party in the Park happens and many comments on our village Facebook page are about the noise. The Black Boys Inn application means they could do this any day of the week and every weekend.

Aside from the potential noise of these outdoor events, the application also includes a licence for fireworks, pyrotecnics, lasers, strobe lights, flood lights and firearms. This is completely out of keeping with the rural surroundings and livestock in fields adjacent to the Black Boys.

The application is for large TVs and screen on cinema/stage area, live music, recorded music both indoor and outdoor plus DJ music in all stage and hospitality areas.

The late night refreshments that they intend to serve indoor and outdoor means catering vans, cooking facilities etc leaving after event hours. The noise from the caterers packing the vans will carry to the neighbouring villages at this time of the morning and will have a detrimental effect on the residents.

The noise from people leaving the event in their cars the early hours of the morning will be detrimental to residents. Opening and closing car doors and starting the

engines before driving off will carry across the whole area – especially the bang of the car doors.


Parking – up to 500 people may attend the events. If two people share a car 250 parking spaces are needed - plus trucks/vans to deliver equipment. The plan does not say how many parking spaces are available. It seems unlikely there is space for 250 spaces + trucks/vans. Cars will have to park on the narrow lane - a huge problem for those wanting to enter the event and for residents accessing their dwellings.

An application for camping May 1 – September 30 will mean further strain on local infrastructure.

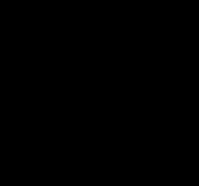
In no way should this application be allowed to spoil a quiet, rural, beautiful location by a London-based events company seeking to make as much profit as possible from this ill-thought out venture.

Yours faithfully

Stefan and Erica White



Steven Elliot



8th June 2021

Ward: Hurley and Walthams

Application Type: New premises licence to be granted for the land behind the Black Boy Inn, Henley Road, Hurley.

Applicant: Mode De Vie Carbon Ltd

Summary of Application: To Licence the Black Boys Inn Public House for pop up installation for outdoor events.

I wish to object to the application above.

This application is for –

- Large Screen TV's and Cinema / Stage Area
- Live Music and Bands
- Recorded Music Inside and Out
- DJ music
- Late Night Refreshments Indoors and Out
- Supply and Sale of Alcohol
- Seasonal Camping

My reasons for objection are as follows:

Black Boys Inn is set in a beautiful, tranquil, rural area. As well as standard residences in the area there are 2 caravan sites, an area of retirement properties close by to the proposed site and a number of farms and small holdings that all house livestock. There is currently already limited infrastructure within the village to support the local residents.

Based on the above there are a number of concerns around the application submitted.

- The licence request is to host 500 people – Based on the maps supplied there is no sensible plan for vehicular access to the site and certainly not at the traffic volumes that would be generated by 500 visitors to the premises as well as catering, sound, lighting and infrastructure traffic. Traffic filing down Black Boys lane would block access to and from the homes and businesses that are down the lane and also prevent deliveries and farming vehicles from accessing the areas they need to. It is documented that access would be controlled by security which would mean stopping and checking which would result in traffic backing up in both directions on Henley Road.

- There appears to be no provision for the parking requirements that an influx of 500 people would bring, meaning cars would be inappropriately parked on Henley Road or Black Boys Lane creating risk and preventing access to property and access for emergency vehicles.
- The noise pollution would also be a major issue. Not only from the live sound stage that is proposed but also from recorded music, large screen TVs and cinema. This is wholly unacceptable in a rural area with farm animals, much local wildlife and pets not to mention local residents. The noise issue would only be further compounded by the request to allow fireworks, pyrotechnics and firearms – None of which support the applicants claims that granting of this application would not impinge on the culture within this historic village and its residents. The raised stage will only serve to amplify the sound and the open sided marquee would make this even worse.
- There would be a negative impact to the local businesses should the tranquillity of the area be spoiled and people may no longer wish to visit Hurley Riverside Park for a peaceful holiday. This would mean reduced footfall in the pubs, local shop and local towns.
- With the request in place for strobe lighting, lasers and floodlights this would create a huge amount of light pollution in an unlit area. This will impact on local wildlife and ecosystems as well as resident's enjoyment of their environment.
- Given the application would support bands, DJs and catering vans until midnight these and the revellers would then need to pack up and leave the area as would caterers or entertainment providers, this would mean that lighting and noise pollution would go on until well after the midnight licence cut off with increased traffic late at night caused by taxis collecting people and cars leaving events. They would also be arriving well before 9am to set up for full day events so morning noise pre 8am may also be a factor to be considered.
- Catering vans would mean odours across the local area making it unpleasant for residents to be outside in their own gardens.
- Crime could become an issue depending on the type of event, this could include anything from littering (which there almost certainly would be from catering vans and outside bars and is already a problem in the area with visitors to the river), potentially drugs, fights and thefts. My partner has extensive experience of organising outdoor festivals and is therefore well aware of the potential impact of large or small scale gatherings. It doesn't matter how hard you try to control and marshal the people who have access to your site, this is almost impossible to control completely, particularly when you have a public right of way alongside your venue as you cannot control access to that area or what is passed over a fence even if you search bags in and out. Indeed, a public right of way invites non-paying or invited spectators, particularly if your marquee sides are taken out meaning any performance is visible. Anyone on the public right of way would fall outside the jurisdiction of security or licencing regulations and would be free sit drinking on the footpath well after licencing hours finish. Whilst of course there is nothing stopping this today, there is no incentive to be hanging about on the footpath late at night drinking or otherwise.
- The layout does not appear to be disabled friendly with the kitchen, bar and BBQ all up steps?
- There appears to be no provision for toilets or hand sanitation for 500 people, despite serving food? If these are not provided, then this would result in people using hedges and bushes. Enough said! As a general rule if an event lasts no longer than 6 hours, and no food or alcohol is served **you should** provide 1 portable **toilet** unit for every 100 female guests expected and another for every 500 men, plus and an additional portable urinal unit for every 150 men. Really, with 09:00 – 00:00 events and camping they would need at least 10 toilets and hand washing facilities. There is also no provision mentioned for elsan disposal for campers. This presents a public hygiene issue, particularly in these times.
- There appears to be no provision for a first aid tent which would be standard practice at a festival. This shows a lack of care and responsibility to event attendees.

For the above reasons I object to the application.

Steven Elliot.

[REDACTED]
Sent: 04 June 2021 06:04

To: Licensing <Licensing2@RBWM.gov.uk>

Subject: Black Boys Inn

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Dear Sir

I wish to complain about the proposed application for the change of use at the Black Boys Inn. I have lived in the area for over 25 years and have supported the pub and it's various Landlords. However , the change of use requested in the planning application will completely change the venue from a country pub to a large event area attracting many more people . This in turn will be detrimental to local residents with such a large increase in traffic . The junction on which the pub is located is already dangerous turning onto such a busy road and will definitely worsen with the large volumes of people anticipated .

Secondly the dramatic increase in noise levels throughout the day and into the evening will be completely out of keeping in an area which is associated with the stillness and peace of the river . We are lucky to live in an area which is safe and the likelihood is with the changes mentioned above the crime levels in the area will sadly rise . With many young families living in nearby villages there would need to be precautions taken that drugs and alcohol were not illegally available to under age individuals .

I find it very surprising that such an establishment would even be contemplated for the Black Boys Inn. It would certainly not benefit local people especially for those with young children . I have witnessed a few serious crashes on the road and again this venue bringing in so many more cars would need to provide adequate safety measures to ensure no additional accidents would occur .

I hope a more suitable plan can be found for the Black Boys Inn so we can continue to enjoy it over the coming years.

Yours Sincerely

Susan Gilbey

From: Susannah Corley [REDACTED]
Sent: 08 June 2021 15:14
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: BLACK BOYS INN APPLICATION FOR OUTDOOR EVENTS

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Dear Sir / Madam

I am writing about the application by Black Boys Inn for outdoor events.

If granted, this licence will dramatically affect the residents in Hurley Village, Frogmill, Frogmill Spinney and the further surrounding area.

The application is from 9am until midnight Monday to Saturday and 9am to 11pm on Sundays. Up to 500 people may attend the events. This is completely unacceptable and has the potential cause huge noise disturbance for a great number of people locally. The noise could disturb the peace in the daytime and also at night when trying to sleep (and get children to sleep).

The application is for a stage for live bands which would further carry the noise. Noise travels at night. Every year for a couple of days the Rewind Festival or Party in the Park happens and many comments on our village Facebook page are about the noise. The Black Boys Inn application means they could do this any day of the week and every weekend.

Aside from the potential noise of these outdoor events, the application also includes a licence for fireworks, pyrotecnics, lasers, strobe lights, flood lights and firearms. This is completely out of keeping with the rural surroundings and livestock in fields adjacent to the Black Boys.

The application is for large TVs and screen on cinema/stage area, live music, recorded music both indoor and outdoor plus DJ music in all stage and hospitality areas.

The late night refreshments that they intend to serve indoor and outdoor means catering vans, cooking facilities etc leaving after event hours. The noise from the caterers packing the vans will carry to the neighbouring villages at this time of the morning and will have a detrimental effect on the residents.

The noise from people leaving the event in their cars the early hours of the morning will be detrimental to residents. Opening and closing car doors and starting the engines before driving off will carry across the whole area – especially the bang of the car doors.

Parking – up to 500 people may attend the events. If two people share a car 250 parking spaces are needed - plus trucks/vans to deliver equipment. The plan does not say how many parking spaces are available. It seems unlikely there is space for 250 spaces + trucks/vans. Cars will have to park on the narrow lane - a huge problem for those wanting to enter the event and for residents accessing their dwellings.

An application for camping May 1 – September 30 will mean further strain on local infrastructure.

In no way should this application be allowed to spoil a quiet, rural, beautiful location by a London-based events company seeking to make as much profit as possible from this ill-thought out venture.

Yours faithfully

Susannah Corley

E [REDACTED]

The Licensing Authority S [REDACTED]
[REDACTED]
[REDACTED]

St. Ives Road Berkshire SL6 5NG
Maidenhead SL6 1RF 25th May 2021
[REDACTED]

Application Type: New Premises Licence to be granted under the Licensing Act 2003

Premises: Black Boys Inn Pub and Land to the rear of Black Boys Inn, Henley Road, Hurley, SL6 5NQ

Applicant: Mode De Vie Carbon Limited

Summary of application: To Licence the Black Boys Inn Public House and surrounding land for pop up installation for outdoor events.

Dear Sir/Madam,

We wish to object to the application above.

The application is for the Black Boys Inn to run pop-up events in the grounds to the rear of their property for up to 499 guests. These events consist of the showing of films and sporting events on large TV's and Screens; the playing of live and recorded music outside with the live music played on a 1.5m stage; the provision of food and alcohol via pop-up food carts and an outside bar; the facility for full day and night camping between 1 May and 30th September.

There are several areas in the application that are either conflicting or that merit highlighting:

1) There are inconsistencies in the requested timing of these events: in the main application these events are listed as between 0900 to 0000 Monday to Saturday and 0900-2300 Sunday. In the submitted supporting documentation (the check list) the hours listed are for live/recorded music up to 0000 Sunday to Wednesday, 0100 Thursday and 0300 Friday and Saturday (line 137 in the check list); Line 138 notes that the garden or outside seating area will be closed to the public after 0300 hours every day. In theory customers will be permitted to listen to live music for 3-4 hours after the food and bars have closed.

- 2) The capacity requested for these events is up to 499 people, but has yet to be approved by a Police, Fire Service risk assessment.
- 3) The applicant has not confirmed that all-inclusive or other irresponsible drinks promotions will not be permitted (line 31 on the submitted appendix) and therefore the implication is that he does intend to run irresponsible drink promotions.
- 4) The applicant has not devised a noise management plan nor is there any that will not be audible at the façade of any neighbouring noise sensitive premises (lines 125 and 126 respectively). The applicant mentions the completion of an acoustic survey, however there are no details of the result.
- 5) The applicant has not confirmed that Flashing/bright/flood lights used outside the premises will not be operated so as to cause a nuisance to nearby occupiers (line 144)
- 6) There are no details on traffic management (how to manage the arrival/departure of 499 people by vehicles with any form of safety), and no details on managing the dispersing crowd at the end of the event.

We have no experience in looking at license applications but given the scale of the events planned to be held the low level of detail in the application would lead us to major concerns about the experience or level of planning by the applicant to manage such events :

- • hand drawn one-dimensional schematics with no dimensions;
- • scant details on noise control or guest safety; and
- • approvals from the emergency services outstanding.

Black Boys Inn is located on the outskirts of Hurley, a quiet rural village location. It is 250 metres from the River Thames, 150 metres from a cluster of local houses and 400 metres from my residence (between the Inn and my residence is a flat farmers field with low hedging (less than 2 metres in height), is clearly visible from the rear of my property and previously, when the Inn was last operating, with limited customers using the garden, the customers and their vehicles were audible.

Sole access to and from the Inn is via a narrow country lane (Black Boys Lane) that leads directly onto the main Henley Road; the front of the premises is directly on the Henley Road with no space for temporary pick/up, drop/off parking.

The Prevention of Public Nuisance

The plan to run live and recorded music on a stage 1.5 metres high from between 0900 and up to 0300 will be a huge public nuisance. There are no noise management plans devised by the applicant and the prevailing winds tend to drift from the Black Boys Inn directly towards my residence and the main Hurley village.

When the Inn was previously opened music was contained indoors, however in the summer months doors and windows were opened and the noise clearly audible and intrusive.

Combine the level of music with the ability for attendees to camp at the location with no control on their personal music playing or singing it will have a continually invasive impact not only on my own family but of other families in the village.

The pop-up catering, mentioned in the licence, will be food trucks and the cooking odours not managed by conventional indoor kitchen filters. Similarly any cooking by the campers will not have any control of odours. The prevailing wind will blow such odours directly into my residence until late in the evenings.

The plan to have live bands and pop-up caterers until late in the night will imply that at the end of the evening they will need to pack up and vacate the location; the capacity of the events is requested for up to 499 people and with even 4 people sharing a car/taxi that would lead to approximately 120 vehicles exiting the premises after 1200 midnight. This will have a material impact on the noise levels on this quiet rural location and require us to sleep in in the summer months with all windows closed to prevent disturbance.

The pop upstage is planned to be open sided and no commitment to contain the inevitable lighting (flashing/strobe and flood) has been mentioned. The rear of my property faces directly in the back garden of the Inn and is raised up by 1 metre due to flood plane planning requirements. I have an unhindered view into the Inn garden that will mean I shall be directly impacted by any lighting used during events. On the Inn side of the village there is only one street light on the Henley Road and currently there is little or no light pollution; this will not be the case during the proposed events.

Public Safety

The access to and from Black Boys Inn is from a narrow country lane (Black Boys Lane) which leads directly to/from the main Henley Road. I would be concerned if even 50 vehicles attempted to access or leave from this narrow lane into the main road (which has limited clear visibility each way) and could be hampered by queues of Taxis. There is no public transport available near this location. Given the requested 499 capacity it

could be that the vehicle numbers are 120 minimum up to 250 maximum. This evidently gives rise to public safety issues on arrival departure.

Black Boys Inn has two routes of entrance/exit by foot: Black Boys Lane directly to the Thames footpath or a public footpath leading into the Hurley Village. This footpath passes directly next to my residence, is not lit and liable to flooding. I would be concerned of the safety of late-night revellers deciding to walk to the River or into Hurley Village and even more concerned if they attempted to walk along the Henley road where the footpath is narrow and overhung by hedging.

The Prevention of Crime and Disorder

The license requests permission for up to 499 people to attend live or recorded music events from 0900 up to 0300 with no restriction on offering all inclusive or other irresponsible drink promotions. I have experience of many such similar events in the past and am well aware that the temptation for some of the revellers to explore local footpaths, walk the 1 KM into Hurley Village or carry out some form of excitement is inevitable. The published accounts of similar events in Henley would support that position.

Any security at the location finishes when the main exit doors are closed leaving the revellers unsupervised at that time. I am very concerned on the impact of any minority of the 499 guests on not only my own residence some 400 metres away down a footpath and the residents 150 metres away down Black Boys Lane but also on Hurley Village as a whole.

This is clearly a recipe that could promote a higher risk of crime and disorder. For the reasons I have set out in this letter we are objecting to this application.
Yours faithfully

Timothy and Alison Williams

rt
ne

The Licensing Authority
Royal Borough of Windsor & Maidenhead
Town Hall
St Ives Road
Maidenhead
Berkshire
SL6 1RF

6 June 2021

RE : Premises license application Black Boys Inn , Henley Road Hurley (Mode De Vie Carbon Ltd)

We wish to submit representations regarding the above application.

As far as we are aware the land to the north of the Black Boys Inn is zoned as agricultural and forms part of the local green belt. It would not be appropriate to license any activity that is inconsistent with the use class order, or inappropriate for the area.

The application appears to propose to convert the existing parking area (presumably approved) into other uses and to convert all of the agricultural land under the control of the applicant/owner into a de-facto permanent multi-purpose event space and car park and camping site and licensed alcohol sales premises, without restrictions for half the year. Surely any planning requirements would need be satisfied before any licensing of this proposed huge "premises" can proceed?

The proposed activities, their frequency (all day, every day) and the numbers of people detailed in the plans are going to cause huge public nuisance, create unnecessary public safety issues and increase crime and disorder in a quiet rural area and on a site that is very poorly equipped for such activities. These types of activities are more suited to town-centre locations where the appropriate facilities exist, public transport, public utilities, appropriate lighting and other security measures including surveillance exist. More-over the application seeks to permit all manner of different events on a daily basis for up to 500 people on a premises that has insufficient parking, inadequate ablutions and no security. It is a field, and it is not appropriate for the uses the applicant seeks to license, and certainly not on a daily basis.

Black Boy lane is a narrow country lane and is the only access road in and out for all residents of Frogmill Court and Frogmill Cottages, there is no alternative. The congestion from a single event of the scale outlined will cause huge inconvenience and nuisance for residents, services, deliveries and emergency vehicles. There is insufficient detail on the application regarding parking or traffic patterns, but having over 30 years' experience in the hospitality and leisure business and having built and operated such facilities myself, there is no doubt that both the parking and the roadways are inadequate for the scale of events applied for and will create a major public nuisance and endanger public safety.

Black Boy Lane is a concealed lane and a dangerous junction off the A4130 with poor visibility for those exiting Black Boy Lane. Previous accidents at this junction (one of which we were involved in) has resulted in the installation of a traffic mirror, the introduction of solid white lines on either side of the junction and the taking down of road signs and other visual obstructions. The activities planned and the resulting huge increase in vehicle movements at this junction, together with the pedestrian exits proposed onto this busy thoroughfare with fast moving traffic will only exacerbate the public safety issues, and surely needs prior approval of the Highways Department?

Practically all of the activities sought to be permitted are noisy and are outdoors, being either fully outdoors or on open-side stages etc. Given the very close proximity of the premises to Frogmill Court this will result in a significant noise disturbance – effectively all day and every day until midnight! Given the tranquility of the area and the open nature of the topography sound travels virtually unimpeded, and there is nothing that we as residents at Frogmill Court can do to mitigate such a public nuisance; and to have it everyday throughout the summer would be unbearable. Our particular house faces predominantly south in the direction of the Black Boys Inn and our bedrooms on the first floor would be significantly impacted by the noise, making sleep and rest impossible. Moreover, even if activities cease at midnight the noise of vehicles starting up and moving off, and the time for dispersion of traffic together with any breakdown and clearing activity of the set-up will continue well into the early hours of the morning. In addition, merry revelers who are camping over after an event (if that’s permitted) will not fall silent when the clock strikes midnight.

The “exit” shown on the north-west corner of the site was no more than a convenient access to the agricultural field for tractors and the like. It has remained locked and effectively abandoned for the past twenty years until it was opened up sometime last year. It is a low-lying part of the landscape and is prone to flooding, the movement of hundreds of passenger vehicles over the soft verge between Black Boy Lane and into this restricted gate after a rainstorm will clearly turn this area into a quagmire, rendering it unfit for purpose and this will further impact access, congestion and public safety.

The “premises “is not appropriately secured and there is no indication how the operator is going to control unruly patrons who have been drinking in the sun all day and into the night. The unfenced nature of the nearby communal grounds at Frogmill Court and the lure of the river Thames is likely to lead to unwanted visits onto our property, disturbing our privacy and jeopardizing our safety. (Not to mention the undesirable outcome of having insufficient ablution facilities at the Black Boys Inn). None of the properties at Frogmill Court are connected to the public sewerage system, and in addition we are not connected to any public water supply – we draw our water from the aquifer which runs at a shallow level below the property and filter and supply it to all nine households in the community. It is not clear how The Black Boys Inn propose to handle the sewerage and waste generated by hundreds of people on a regular basis, and it is concerning to see a “waste tank” depicted in the north east corner of the site. Around ten years ago our ground water was infected by cryptosporidium which necessitated a change in farming practices of the surrounding fields and a substantial investment in improving our water plant. Any leakage of sewerage and waste into the ground water poses a health and public safety risk to the local residents.

For the reasons above we wish to register our objection to the licensing application.

Yours Sincerely ,

Tobin and Sally Prior

From: TONY RAMSDEN [REDACTED]

Sent: 24 May 2021 13:36

To: Licensing <Licensing2@RBWM.gov.uk>

Subject: Planning application - The Black Boys Inn, Hurley (popup installations for outdoor events)

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

My wife and I are reside in Frogmill Spinney which is a residential community of approximately 50 elderly and retired people. It is located on the bank of the Thames within easy walking distance of The Black Boys.

We consider that if the application is successful it would have a negative effect on the area. There would be noise pollution and traffic disruption. In addition, we expect that many people from the Hurley Riverside caravan and camping park would want to use these extended facilities and events at The Black Boys and, as the most direct route is through Frogmill Spinney and the adjacent Frogmill and Frogmill Court, we are faced with the probability of revellers going to and from The Black Boys invading our peace, quiet and privacy at unsocial hours.

We, therefore wish to object to the Planning Application on the grounds that it breaches the criteria listed under the Licencing Act.

Tony & Janet Ramsden

[REDACTED]

From: Warren Jonas [REDACTED]
Sent: 07 June 2021 17:20
To: Licensing <Licensing2@RBWM.gov.uk>
Cc: Kathryn Jonas [REDACTED]
Subject: Licensing - Concerns | Black Boys Inn

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Hello Windsor & Maidenhead,

The below application concerns a lot of people in the Hurley Village:

<https://www.rbwm.gov.uk/home/business-and-economy/licensing-and-regulation/current-licensing-applications/black-boys-inn>

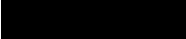
There are so many reasons why this should not be approved in its current state.

1. Venue Timings – every day until midnight with the exception of Sundays
 - a. Monday to Sat – 09:00 to 00:00
 - b. Sunday – 09:00 – 23:00
2. Noise Pollution
 - a. Application wants Live outdoor music
 - b. The noise travels down the valley will be heard post a decent hour
 - c. This is felt with Henley & Marlow hold 1 off yearly events
 - d. We actually go away during these events as the music keeps our household awake – we have 3 young kids
3. Traffic Concerns / High Street
 - a. Large influx in parking around the venue
 - b. Henley Road is a very busy road already – how can we add a turning point that won't block traffic in either direction?
 - c. We recently had a fire down the high street and cars struggled to get down the high street
4. Disruption to village road access / parking
 - a. Trying to get in and out of the village is already an issue
 - b. In the summers the locals are not even able to park in our own carparks
5. Public Nuisance
 - a. With the river and access points being in Hurley, people will travel down to the river pre/post events
 - b. This will introduce more rubbish / trash being left on the shores
6. Risk to Children
 - a. The children's play area & football pitches would be 500 yards from the venue
 - b. How can we control who is going into the kid area or want to play football before an event?

This application is way too large for the little village to be able to deal with, we already have a noise from the Old Bell which is a very popular wedding venue. Luckily the venue has to close their doors to prevent noise from travelling across the village But to have an almost unlimited venue which is less than a mile away from the main village doesn't make sense.

If the venue is successful in building an "Events Venue" in the area, we will see Hurley move from one of the most desirable areas in the borough to being a village that everyone wants to get out of.

We want to support our local businesses but this is not the way to go about making the venue a success, other local pubs like the Rising Sun focus on building what locals are after and engaging with villages to build a successful business, sadly this just feels like a money making scheme without any thought of the people who live in the area.

Feel free to contact me if you have any questions – 

Rgds,
Warren Jonas



From: Will Burfitt [REDACTED]
Sent: 02 June 2021 13:49
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Black Boys Pub Planning Application Objection

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Dear Sir / Madam

I would like to object to the application from Mode De Vie Carbon Ltd for planning permission to hold outdoor events on an open air stage in the grounds of the Black Boys Pub.

The application is for an unlimited number of events a year for 500 people from 9am to midnight Monday to Saturday and 9am to 11pm on Sunday with no restriction on the volume of music. This includes live bands playing on a 1.5metres high stage, DJs playing on the stage and large TVs and screens on a cinema / stage area.

This could lead to me being forced to listen to loud music every day from Spring until Autumn. With potentially 200-300 cars trying to access Black Boys Lane every weekend, traffic congestion and air pollution will be greatly increased. I object to this on the basis of:

1. Prevention of Crime and Disorder

With the application being for 500 people this could lead to up to 300 cars trying to access Black Boys Lane. A single car on the Henley-bound road turning into this lane can cause serious tailbacks towards Hurley.

This is a small road barely wide enough for two cars and cars either waiting on the lane to enter the venue to find a space or when no spaces available will cause congestion or may even park on the lane itself. This will cause a huge problem for residents attempting to access or leave their property.

500 members of the public drinking alcohol has the potential risk of serious disorder and crime in the local area.

2. Prevention of Public Nuisance

With no sound limitation and no restrictions on the number of events the noise from any outdoor event will be heard throughout Hurley, potentially 7 days a week throughout the year. Hurley is a quite rural village and the noise will be much worse than the Rewind Festival in Henley and Pub in the Park in Marlow which are clearly audible in the village.

The two wedding venues in the village, the Old Belle and Monks' Barn both have sound limiters and Monks' Barn is limited to 15 events a year.

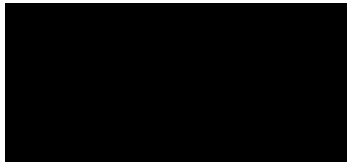
Campers are also likely to require lighting and there is no restriction on any noise created by them. There is also the potential of a lot of late night noise created by cars leaving the venue late at night.

3. Public Safety

The Black Boys Lane is a small road barely wide enough for two cars. Traffic travels both ways on the main road at high speed and there is a corner to the East of the road which often leads to near misses to residents turning right out of the road. Black Boys Lane is also used by pedestrians and a greatly increased level of traffic on this road will increase the risk of injury to members of the public.

Many thanks

Will Burfitt



APPENDIX D

From: naomi khaldi [REDACTED]
Sent: 07 June 2021 08:43
To: Licensing <Licensing2@RBWM.gov.uk>
Subject: Black Boy Inn application

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

I'd like to support the licensing application for the Black Boy Inn at Hurley. The pub has been closed for some time as its location dictates that it can't be supported by locals without transportation and has not been a viable business as a traditional pub. It is located on a main road, quite some distance from the centre of Hurley village.

I would like to see more public amenities being supported, and not turned into yet more housing or a local all hours mini supermarket like many pubs have become.

A good example of this type of business being viable is the Shurlock Inn at Shurlock Row. The pub is in the centre of the village, surrounded by residential properties, yet it has outdoor jazz evenings and open air cinema to supplement and encourage business.

Pubs need supporting and we also have very different expectations of an evening out and entertainment nowadays, even pre Covid. Many people don't just want a drink at a pub nowadays, they want an afternoon/evening out, an experience, and I think that this application will provide this and hopefully keep a local amenity going. We have people willing to put money into generating local business and entertainment who should be assisted in any way possible rather than having obstacles placed in their way.

Kind regards
Naomi Khaldi

APPENDIX E

Division/Station : HQ Licensing

From : Debie Pearmain
Police Licensing Officer

To : Craig Hawkings
Licensing Manager, RBWM

Subject :

Ref :

Date : 3rd June 2021

Application for a Premises Licence – Black Boys Inn Pub & Land to the rear of Black Boys Inn, Henley Road, Hurley

Thames Valley Police have no objections to the activities and timings applied for **inside** the premise.

There is **concern** under the Public Nuisance Licensing Objective that if this licence is granted until midnight in the outside area to the rear of the pub, this will have a negative impact on the local residents.

We would recommend that if the Licence is granted for the land to the rear of the premises, no more than 12 events involving music/DJ's should be exceeded.

Thames Valley Police also request the following conditions are attached, alongside those already offered, to the premises licence:

CCTV recordings will be kept for a minimum of 28 days – **To include the outside area**

DPS or nominated person to be trained on how to work the CCTV system to the standard where the nominated person is able to download any potential evidence required by Thames Valley Police employees and Authorised Persons as defined by Sections 13 & 69 Licensing Act 2003 .

DPS or nominated person is responsible in supplying the necessary media (discs, data stick) containing any downloaded content.

Thames Valley Police Licensing Department and RBWM Licensing Department to be notified of any events at least three months before the event date.

DPS to notify the SAG (Safety Advisory Group) of any large events at least 3 months prior to the event.

Bar(s) will be run by professional bar staff with at least one Personal Licence Holder on site.

Challenge 25 policy to be in place with photographic ID being requested when required.

Any Marshalls, Stewards and SIA Security to be vigilant in Child Safety and vulnerable persons.

The DPS or Appointed person to ensure that appropriate measures are in place to ensure no alcoholic drinks are brought into or out of the event.

If the applicant agrees to the above conditions there will be no police objections

ENVIRONMENTAL PROTECTION

MEMORANDUM

Licensed Premises Application Consultation Response

To: Licensing Team

Date: 2 June 2021

From: Environmental Protection

Proposal Premises Licence under section 17 of the Licensing Act 2003

Location: Land To Rear of Black Boy Inn Henley Road Hurley Maidenhead SL6 5NQ

I refer to the application under the provisions of the above legislation for the existing licence relating to the above premises and would advise that the Environmental Protection Unit of the Council object to this application for the following reasons:

The potential for statutory nuisance to occur with reference to noise from outdoor events has not been considered.

The potential for statutory nuisance to occur with reference to light disturbance has not been considered.

Our objections can be lifted with the application of the following conditions to any premises licence:

EPL27 The licensee shall appoint a suitably qualified and experienced noise control consultant e.g. member of the Institute of Acoustics (MIOA) or other person agreed with the Royal Borough of Windsor and Maidenhead, to the approval of the Licensing Authority, no later than 6 weeks prior to the first event. The noise control consultant, shall liaise between all parties including the Licensee, Sound System Supplier, Sound Engineer and the licensing authority on all matters relating to noise control prior to and during the event.

EPL28 The noise consultant shall carry out a survey to determine the background noise levels (as defined by the Code of Practice on Environmental Noise Control at Concerts) at the site boundary of *(The Black Boys Inn)* and those of sensitive residential properties. The information obtained shall be made available to the Licensing Authority 3 weeks prior to the first event.

EPL31 The licensee shall ensure that the sound system supplier and all individual sound engineers are informed of the sound control limits and that any instructions from the noise control consultant regarding noise levels shall be implemented. In accordance with the code of practice, if any event shall continue after 23:00, the noise from the event should not be audible at the nearest noise sensitive receptor

EPL32 The appointed noise control consultant or suitably trained person shall continually monitor noise levels at the sound mixer position and advise the sound engineer accordingly to ensure that the noise limits are not exceeded. The Licensing Authority shall have access to the results of noise monitoring at any time.

EPL35 The number of outside music events any one-calendar year should not exceed 12 Events.

EPL37 All local residents likely to be affected by noise from the event(s) shall be informed in writing as to:

- (i) The exact times of all performances and sound checks.
- (ii) A contact name and telephone number should they wish to make a complaint of noise.

EPL38 Whilst the event (s) are being held, the licensee, event organiser or other competent trained person shall carry out observations in the immediate area around the event, to assess the level of noise. Should such observations confirm that noise is disturbing to the occupiers of premises in the vicinity, then appropriate steps shall be taken to control noise levels in order to prevent disturbance to local residents.

Details of any schemes(s) for outside light including stage lights, lasers and pyrotechnics shall be submitted to the licensing authority for approval prior to any events. The lighting scheme as a minimum should not cause a statutory nuisance. The approved scheme thereafter shall be maintained with any updates submitted for approval depending on the type of event held.

Michael McNaughton

Environmental Protection Officer

Trading Standards

we will put forward the following conditions;

1. A challenge policy such as 'Challenge 25 or Challenge 21' to be adopted, where any person who looks under either 25 or 21 years of age should be asked to prove their age when attempting to purchase age restricted products such as alcohol and appropriate signage of the adopted challenge policy should also be displayed within the premises. All staff authorised to sell alcohol should be trained in the Challenge policy with appropriate training documented to reflect this.
2. Acceptable ID should include photographic identification documents; including passport, photo-card, driving license or proof of age card bearing the PASS hologram or any identification recognised or approved by either the Licensing/Responsible Authority or Thames Valley Police.
3. Training which should include information surrounding a challenge policy and information regarding proxy sales
4. A refusal book/log/electronic log should be kept at the premises to record all incidents of possible underage/proxy alcohol sales and updated as and when required, and made available for inspection on request by either a Responsible Authority such as Licensing or Trading Standards or the Police.

Hope the above is okay.

Kind regards

Rajinder Mann

Fair Trading Officer

**Trading Standards & Licensing Team | Communities | Place | Royal Borough of Windsor & Maidenhead
Council Offices, Tinkers Lane, Windsor, SL4 4LR**

[Website](#) | [Facebook](#) | [Twitter](#) | [YouTube](#)

This page is intentionally left blank