

**WK202107008 - Variation Application  
Woolley Grange Hotel, Bradford on Avon**

**Representation Form**

<b>Premises about which representation is being made</b>	Woolley Grange Hotel, Bradford on Avon
<b>Name</b>	Tim Darsley
<b>Postal address</b>	████████████████████████████████████████ ██████████
<b>Contact number and email address</b>	██████████ ████████████████████████████████████████
<b>I am</b>	An individual

**Validity of the application**

At the outset, I would contend that this application to vary a licence is not valid. The application form makes it clear that a variation application cannot be used to vary substantially the premises to which it relates.

The existing licence relates to the Woolley Grange Hotel – ie the Hotel building. The variation relates to a large field behind the hotel which is many times the size of the hotel building. It is for a completely new use, ie glamping. This use brings with it new activities such as outdoor recreation and outdoor eating and drinking. The appropriate time periods for these activities are completely different from those that take place inside a building.

This is clearly a substantial variation to the premises covered by the existing licence. A new premises licence should therefore have been made.

**Licensing objectives**

The relevant objective is the prevention of public nuisance.

## **Evidence**

Woolley Grange Hotel is located on the outskirts of Bradford on Avon. Grange View, Woolley Street and other residential areas are located within 150 metres or so, across open land. Noise from the outdoor activities will carry easily and clearly across the open ground. This is demonstrated by the fact that noise disturbance is already experienced from parties and events held at the Bradford Leigh Hotel, which is considerably further away than Woolley Grange Hotel.

As well as ten two-bedroom glamping units, the field will contain a 30 seat restaurant and bar. This will be in the form of a wooden platform with a canvas canopy and largely open sides. The outdoor pool is adjacent to the field. The restaurant and bar, and the outdoor pool, will be served with food and alcohol at all times.

The application makes it clear that ***the restaurant/bar facility will be made available to any member of the public***. Effectively, therefore, a new pub and restaurant is being created in a field on the edge of the town.

The application also makes it clear that the food and alcohol “refreshments” will be served 24 hours every day. Sections 12 and 15 of the application are left blank, confirming that food and alcohol will be provided to residents and unlimited members of the public, every day, and all day and night.

This will clearly cause substantial public nuisance and the loss of the quiet residential character of this part of Bradford on Avon.

## **Suggested actions to address concerns:**

The principal concern is the provision of food and alcohol to residents and members of the public, at all hours, in a tented, largely open, facility.

Firstly, a new application should be made, specifically for the glamping operation and the provision of the food and alcohol to it.

It is suggested that a new bar and restaurant is not necessary for the glamping operation. Food and drink is available in the dining room and the conservatory of the hotel and could also be served directly to the glamping units.

If a new bar and restaurant has to be provided, it should be in the form of an enclosed building, to limit the attenuation of noise and disturbance.

It is certainly not appropriate for the glamping facility to be open to unlimited members of the public. It should be restricted to the users of the ten glamping units.

Time limits, for each day, should be imposed on any bar and restaurant provided in the glamping field. The service of food and drink should cease at 10.30. The facility should close and its associated activities finish by 11pm.

Signature: Tim Darsley

Date: 3 May 2021

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
7<sup>th</sup> May 2021  
[REDACTED]

Dear Sir/Madam,

I am writing with regard to the application WK202107008 to vary the premises licence at Woolley Grange Hotel, Bradford on Avon. I have several concerns about the application as it currently stands and what it would entail if permitted.

The provision of 24-hour food and drink in an open field in the green belt would create noise and disturbance in what is a quiet rural area. Sound travels across the fields, as has been evident during the construction of the glamping tents, and would be amplified at night. A 30-seat bar and restaurant, open to residents and the general public, would further erode the tranquil nature of this part of Woolley. The fact that there appears to be no specified time of year when this intends to take place is a cause for concern- simply to start as soon as possible.

I appreciate that the hotel needs to recoup losses incurred during 2020 but would suggest that only residents at the hotel are permitted to enjoy these facilities– not the wider public- and that the 24-hour provision is significantly limited. These changes would go some way to preserving the peaceful nature of Woolley, an attraction of staying at the hotel.

Yours faithfully,

Caroline Watson