

**From:** [Richard Shipway](#)  
**Sent:** 29 May 2019 23:42  
**To:** [parishchair](#)  
**Cc:** [Richard and Kathryn Shipway](#)  
**Subject:** RE: Variation of licence - Cholderton Charlies

Hi Myra

Thank you for informing Kathryn and I of the proposed amendments to the conditions of entertainment 'up the road'.

I have given this matter some thought as we do like to support local business and would not want to make unreasonable objections. We have fully considered the implications and do take issue with proposed outdoor entertainment

Outdoor entertainment with music/live music for 15 nights in what will clearly be summer weeks will remove our ability for quiet enjoyment of our property. 15 nights represents each weekend for 3 months of the summer - June/July/August. This is too frequent when considering the level of noise that these events will represent. We had recent experience of some event occurring in that direction where the noise carried was incredibly clear (we only have one house between us and Cholderton Charlie's and it wasn't next door's music!). The topography, prevailing wind direction and very essence of outdoor music -loud- would deliver an exceptionally intrusive nuisance to our home, frequently.

As a venue Cholderton Charlie's has the ability to operate entertainment indoors thereby ensuring suitable regard for neighbours whilst ensuring trade. This we do not object to.

Out of reason I would not object to a small number of outdoor events at the venue between the hours outlined. Four is acceptable on the understanding that we are given prior notification. Beyond that level is not acceptable and will be subject to our strong objection.

Apologies for the delay in responding.

Regards

Richard

# Wiltshire Council

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## REPRESENTATION FORM

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Premises about which representation is being made	CHOLDERTON RARE BREEDS FARM BEACON HOUSE, AMESBURY ROAD, CHOLDERTON SP4 0EW
Your Name	MRS ANNE MIDGLEY
Postal Address	1 ANN'S FARM COTTAGES AMESBURY ROAD CHOLDERTON SP4 0EW
Contact Telephone Number and Email address	
Are you (please tick): <input checked="" type="checkbox"/> An individual? <input type="checkbox"/> A person who operates a business? <input type="checkbox"/> A person representing residents or businesses? <input type="checkbox"/> A member of the Relevant Licensing Authority (ie, elected Councillor of the Licensing Authority)?	
If you are representing residents or businesses who have asked you to represent them?	

Your Representation must relate to one of the four Licensing Objectives, which are detailed below. Please detail the evidence supporting your Representation and the reason for your Representation. If necessary, separate sheets may be used.

LICENSING OBJECTIVES	EVIDENCE
The protection of children from harm	PREMISES ARE A CHILDREN'S FARM WITH ALCOHOL SALES ON SAME SITE. EVENTS UNTIL VERY LATE IN LARGE OPEN AREA. WOULD NEED VERY MANY STAFF TO POLICE.

<p><b>The prevention of public nuisance</b></p>	<p>HIGH VOLUME OF NOISE. EVENTS GO ON A LONG TIME. ADD ON SET UP AND BREAK DOWN WHICH CAN TAKE 2-3 DAYS. PEOPLE LEAVING VERY LATE / EARLY MORNING FROM EVENTS. MORE EVENTS = EVEN MORE NOISE. HAVE HAD RUBBISH THROWN IN GARDEN AND ABUSIVE LANGUAGE FROM GUESTS.</p>
<p><b>The prevention of crime and disorder</b></p>	<p>PEOPLE COULD EASILY ACCESS OUR HOME AS ONLY FARM FENCING BETWEEN. LATE EVENTS WOULD BE IN THE DARK.</p>
<p><b>Public safety</b></p>	<p>PEOPLE ARRIVING AND LEAVING WALKING UP NARROW LANE WITH NO FOOTPATH. BUS STOP, INFREQUENT, ABOUT 1 MILE AWAY. POSSIBLE DRINK DRIVING OTHERWISE. LANE USED BY RIDERS, WALKERS, CYCLISTS. ACCIDENTS HAVE HAPPENED BEFORE.</p>

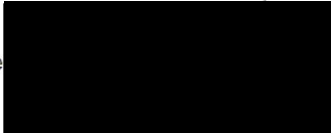
**Please list below any suggested actions that you feel the applicant could take to address your concerns:**

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If you do make a Representation you will be invited to attend the Licensing Sub-Committee Hearings and any subsequent appeal proceedings relevant to your Representation.

**All Representations in their entirety, including your name and address, will be disclosed to the Premises Licence applicant. A copy of Representations will be annexed to the Licensing Officer's report, which is a public document published on the Council's website and circulated to the Licensing Sub-Committee and to all those who have made relevant Representations.**

Signature



Date 28-5-19

Please return this form, along with any additional sheets, to the relevant Wiltshire Council Office listed below or return by email to [publicprotectionnorth@wiltshire.gov.uk](mailto:publicprotectionnorth@wiltshire.gov.uk):

**Salisbury Area** – (Salisbury, Amesbury, Downton, Mere, Hindon and Tilshead as well as the rest of the old Salisbury District Council Area), please send to:

The Licensing Officer  
Wiltshire Council  
Public Protection Services and Licensing  
Bourne Hill  
Salisbury  
Wiltshire, SP1 3UZ

**All other areas** please send to the address below:

The Licensing Officer  
Wiltshire Council  
Public Protection Services and Licensing  
Monkton Park  
Chippenham  
Wiltshire, SN15 1ER

**3 Ann's Farm Cottages  
Amesbury Road  
Cholderton  
Wiltshire  
SP4 0EN**

27<sup>th</sup> May, 2019

Wiltshire Council  
Licensing Department  
Monkton Park  
Chippenham  
Wiltshire  
SN15 1ER

Dear Sir,

**Cholderton Charlie's Farm, Amesbury Road, Cholderton, SP4 0EW  
Premises Licence PRE0603 Variation Application**

We are writing to register our objection to the application to vary the premises license at the above. We believe that granting the variation will not promote the licensing objectives, in particular the prevention of public nuisance, but also potentially the prevention of children from harm.

My family have lived opposite the farm, keeping our livestock in quiet countryside, for many years (see map). Since the development of the youth hostel, we have been subjected to noise disturbance on many occasions. Representations were made at the original premises licence hearing in 2009, from several householders, relating to this noise nuisance from the youth hostel. The Licensing Committee upheld the objections and rejected the application for outdoor regulated entertainment in the form of live and recorded music and dance.

However, from that time the noise has increased. The circumstances at the youth hostel have not improved and from 2009 we have also had to suffer very loud licensed activities from within the premises. In addition, from our home we have experienced music (both live and recorded), singing with the words clearly discernible, people shouting over loudspeaker systems, karaoke in the "tepee" field nearest our home, generalised screaming and shouting, and also fireworks displays. We have even been able to feel the vibrations through our furniture. This originates from events staged outdoors. It is particularly prevalent during the summer months at weekends when there can be festivals consisting of loud music, drums and vocals lasting all day. The set up and sound checks before the event, plus the dispersal of visitors and the dismantling of equipment afterwards add to the overall nuisance.

Cont'd ...

Every event organised means we have to stay in the house with the windows shut (not pleasant on a hot summer's day). Our gardens are effectively out of bounds. Turning the radio or television up does not help. We have even had to change our plans and leave the house for the rest of the day just to escape the noise.

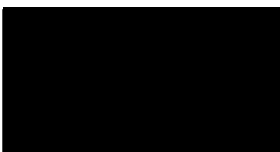
On many occasions over the years we have tried to get the situation sorted out by telephoning, writing and visiting the site. Reports have also been sent to various departments at the Council. We have even observed music and amplified entertainment (not permitted outdoors) set up outside the licensed outdoor areas.

We are now very apprehensive that the current application will make the situation even worse than it has ever been. If the whole site and 15 events per year are permitted it would mean noisy outdoor events very close to our home, again most likely over consecutive summer weekends. As the map attached to the application is now out of date, and much of the site is covered with vineyard and some livestock paddocks, the open areas left focus mainly by the entrance, youth hostel and the "tepee field" nearest to our home. This is creating a public nuisance, not preventing it. It must be noted that even this year's events have been planned and publicised as before, without regard to the conditions attached to the licence. The current application has been sought in hindsight.

We also have serious concerns regarding these events as they mix children's activities with the sale of alcohol at the same time, until late at night (see publicity attached). The public are then encouraged to stay on site after hours with their personal camping equipment, potentially continuing their own consumption. Providing alcohol on the same site as a children's farm cannot promote the safety of young people.

We trust that our objections to this application will be taken into consideration and we may be allowed the peaceful enjoyment of our property to which we are entitled.

Yours faithfully,

A solid black rectangular box used to redact the signature of Mrs C Randall.

Mrs C Randall

Encs



# FAMILY FESTIVAL

6PM-11PM | 21/6/19 | £5

BRAND NEW EVENT DATE for the diary Cholderton Solstice Family Festival!

LOTS more details being released very soon! Early bird tickets NOW ON SALE.....click the link below to purchase tickets today!

Come along with your friends and family to celebrate the evening of the Summer Solstice with us in style, on Friday the 21st of June 2019! Head to The Stones at Stonehenge after the event, or stay overnight with us in your tent, campervan or in our on-site 70 bed hostel!

Early Bird tickets now on sale, just £5 per person or £18 for a family ticket, click the link below to purchase tickets today!

If you fancy having a gazebo and stall at this event, get in touch with Sue on [events@choldertoncharliesfarm.com](mailto:events@choldertoncharliesfarm.com) or [\(01980\)629438](tel:01980629438)

At the event will find: lots of Live music, Children's Entertainment, our Indoor Playbarn, Charity Stalls, Craft Stallholders, Facepainting, Body Painting, Dancers, Hog Roast, BBQ, Bars, camping available and much much more!

Please note: CHOLDERTON RESIDENTS COME IN FREE OF CHARGE, max 2 people per household (online booking essential) just bring a letter with home address on, on the night!





Headlining we have the amazing  
Chasing Deer PLUS other local artists!

Schedule:

6pm – 7pm Entertainment begins....

7pm – 7:45pm Chasing Deer \*first set\*

7:45pm – 8:15pm Local Artist

8:15pm – 9pm Chasing Deer \*second  
set\*

9pm – 11pm DJ

Deep in the heart of the Wiltshire village of Cholderton, near to the city of Salisbury, is Cholderton Charlie's- a rare breeds farm full of your favourite furry friends. Complete with indoor and outdoor play areas, accomodation, gift-shop and a vineyard, it's perfect for a family day out, and is an ideal location for events, festivals and parties, not far from the infamous English heritage site of Stonehenge. There is also the on-site Kitchen, Café & Bar, which serves seasonal hot & cold food, using the finest local ingredients. Whether you visit the farm regularly, or have never seen all the cuddly animals for yourself, why not treat the family to a day out, or book tickets for the Cholderton Solstice Family Festival and experience the farm in a whole new way!



## TESTIMONIALS

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<b>Premises about which representation is being made</b>	COULDERTON POPE BROS FARM BEACON HOUSE SP4 0EW
<b>Your Name</b>	DAVID RANDALL
<b>Postal Address</b>	3 ANNS FARM COTTAGES ANESBURY ROAD COULDERTON SALISBURY SP4 0EN
<b>Contact Telephone Number and Email address</b>	[REDACTED]
<b>Are you (please tick):</b>	<ul style="list-style-type: none"> <li>• An individual? <input checked="" type="checkbox"/></li> <li>• A person who operates a business?</li> <li>• A person representing residents or businesses?</li> <li>• A member of the Relevant Licensing Authority (ie, elected Councillor of the Licensing Authority)?</li> </ul>
<b>If you are representing residents or businesses who have asked you to represent them?</b>	<input checked="" type="checkbox"/>

Your Representation must relate to one of the four Licensing Objectives, which are detailed below. Please detail the evidence supporting your Representation and the reason for your Representation. If necessary, separate sheets may be used.

LICENSING OBJECTIVES	EVIDENCE
The protection of children from harm	SALE AND CONSUMPTION OF ALCOHOL INTO THE LATE HOURS <del>IS NOT</del> IS NOT COMPATIBLE WITH THE SITE'S MAIN USE AS A CHILDREN'S PLAYING PARK

<p><b>The prevention of public nuisance</b></p>	<p>THERE ARE 4 HOUSES DIRECTLY OPPOSITE THE FARM. AMPLIFIED MUSIC PLAYED OUTDOORS DURING THE DAY AND UNTIL LATE AT NIGHT CANNOT FAIL TO BE ANNOYING OTHER THAN A SERIOUS NOISE NUISANCE TO LOCAL RESIDENTS. THIS IS WHY THIS PERMISSION WAS PREVIOUSLY DENIED. THE CIRCUMSTANCES HAVE NOT CHANGED.</p>
<p><b>The prevention of crime and disorder</b></p>	<p>THERE IS NO PUBLIC TRANSPORT LINK TO THE FARM. CONSUMPTION OF ALCOHOL UNTIL LATE AT NIGHT WITH NO PUBLIC TRANSPORT MAY GIVE RISE TO DRUNK DRIVING.</p>
<p><b>Public safety</b></p>	<p>—</p>

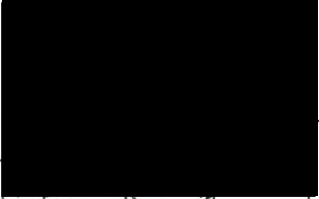
**Please list below any suggested actions that you feel the applicant could take to address your concerns:**

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Signature.....



Date... 27/5/19.....

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Salisbury  
Wiltshire, SP1 3UZ

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<b>Premises about which representation is being made</b>	Cholderton Rare Breeds Farm, Beacon House, Amesbury Road, Cholderton
<b>Your Name</b>	Mr John McGuire and Mrs Catherine McGuire
<b>Postal Address</b>	Beaconway, Amesbury Road, Cholderton, SP4 0ER
<b>Contact Telephone Number and Email address</b>	██████████
<b>Are you (please tick):</b> <ul style="list-style-type: none"> <li>• An individual? <input checked="" type="checkbox"/></li> <li>• <del>A person who operates a business?</del></li> <li>• <del>A person representing residents or businesses?</del></li> <li>• <del>A member of the Relevant Licensing Authority (ie, elected Councillor of the Licensing Authority)?</del></li> </ul>	
<b>If you are representing residents or businesses who have asked you to represent them?</b>	No

Your Representation must relate to one of the four Licensing Objectives, which are detailed below. Please detail the evidence supporting your Representation and the reason for your Representation. If necessary, separate sheets may be used.

LICENSING OBJECTIVES	EVIDENCE
The protection of children from harm	n/a

<b>The prevention of public nuisance</b>	Please refer to appended letter dated 3rd June 2019.
<b>The prevention of crime and disorder</b>	n/a
<b>Public safety</b>	Please refer to appended letter dated 3rd June 2019.

**Please list below any suggested actions that you feel the applicant could take to address your concerns:**

1. Draw up and consult on an appropriate noise assessment and management plan which sets out the noise level at which action will be taken, and the measures that will be taken to bring noise back to appropriate levels in a timely fashion.
2. Draw up and consult on a traffic management plan. This should include measures to ensure the number of attendees at events will never exceed the capacity of the car park, such that there will not be any instances of overspill parking outside of the boundary of the Farm. For example, all events should be ticketed, with the maximum number of tickets sold not exceeding the capacity of the car park.
3. Revise the requested days of the week for holding events to be limited to Friday and Saturday nights only, with no more than 1 (one) event to be held per calendar month, with a maximum of 12 events per calendar year.
4. A full list of all events should be circulated to all Amesbury Road residents at the start of each year, with further confirmation notification of each individual event no less than 14 days prior to the event.

If a hearing needs to be held to determine the Premises Licence Application, the Licensing Sub-committee will generally only be able to consider matters that have previously been disclosed. However, additional information in support of your Representation may be considered if all parties at the Hearing agree. We advise that you detail all matters that you wish to be considered on this initial Representation, attaching additional sheets if necessary.

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Signature... [REDACTED] ..... Date...03 Jun 2019.....

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Monkton Park  
Chippenham  
Wiltshire, SN15 1ER

The Licensing Officer  
Licensing Department  
Wiltshire Council

Mr & Mrs McGuire  
Beaconway  
Amesbury Road  
Cholderton  
Wiltshire  
SP4 0ER

By email only:

[Hannah.Hould@wiltshire.gov.uk](mailto:Hannah.Hould@wiltshire.gov.uk)

cc [publicprotectionnorth@wiltshire.gov.uk](mailto:publicprotectionnorth@wiltshire.gov.uk)

3<sup>rd</sup> June 2019

Dear Ms Hould

**Ref: WK/201910845 Variation of a Premises Licence Application  
Cholderton Rare Breeds Farm, Amesbury Road, Cholderton**

This document is an addendum to our completed Representation Form and sets out our representation in respect of the Licensing Objectives for the above application. The associated Representation Form contains our suggested actions to address the concerns raised below.

**The application**

Our understanding of the application is that it is to allow the applicant to hold outdoor and indoor music events, for which they state it may be difficult to control the volume of noise, to be held on any day of the week, for which the music of an unknown volume would be permitted to go on from 10:00 through to 23:00 (patrons leaving by 00:30), with up to 15 events taking place at undisclosed times, each year. There is no indication of whether any of the events will be multi-day events, or the distribution of events over the course of a year.

Our representation relates to the following Licensing Objectives:

1. The prevention of public nuisance
2. Public safety

**1. The prevention of public nuisance**

We have a number of concerns with the application itself, in respect of this Objective. There appears to be no appropriate noise survey to assess the potential effects; no indication of the potential volume of noise (decibels) nor at what level it would be capped; no indication of what mitigation would be put in place; and, the management plan appears to only contain measures for the monitoring of noise and effects rather than the actual management of such. To state that the measure for the proposed control of live music is to monitor sound levels throughout the event is not a control, it is monitoring. We would have expected to see the noise level at which an alert would be raised with management, and the measures they would take to swiftly bring it back below an appropriate and reasonable level.

If such events were held on a week night for the duration applied for, this would be unacceptably and unreasonably late noise nuisance for local residents, particularly for those of us that have to rise early for work.

The application does not give clarity on the distribution of events over the course of a year, but given the nature of the proposed events it is not unreasonable to assume the majority of them are most likely to be in the summer months. To compress 15 events into the short British summer would mean a lot of noisy events in a short period of time, which would cause a high level of public nuisance in the form of noise disturbance in this peaceful, rural location. This is particularly so, given the duration of playing of loud music at each event could be 13 hours, followed by traffic and people leaving the event over the next 1.5 hours.

Continues on page 2...



Music and speakers from the recent Dog's Trust Fun Day event were clearly audible on Amesbury Road during the day on Sunday 2<sup>nd</sup> June, which is approximately 1.7km away. The underlying geology here is an excellent sound transmitter, too, particularly for deeper bass sounds – live firing on the Plain being a case in point, most of which is in excess of 10km away. The Rare Breeds Farm is approximately 700m from our property. Without a proper assessment of noise transmission it is not possible to conclude that music events at the Rare Breeds Farm will not cause a public nuisance to residents on Amesbury Road, but it is reasonable to assume it is highly likely to do so.

## **2. Public safety**

Also of concern is the management of road safety during events. At the last big event at the Farm that we witnessed, the car park was completely overwhelmed with overspill parking not just all along both sides of the road by the Park – and, alarmingly, up to the A303 – but overspill cars were parked outside our home, almost obstructing our driveway. Some of the parking was extremely dangerous and the parking down here was hugely inconsiderate. It was very fortunate that no emergency services were required on Amesbury Road that day. The impression was that the Park had lost control of the event, which raises serious concerns for future events.

Our proposed actions for addressing these concerns are listed on the Representation Form.

It is a pity the Farm were not able to present their proposal at the last Parish meeting and hold a consultation with residents prior to submitting the licence application. We hope that our representation provides constructive comment to enable an improved application that will address these concerns.

Yours sincerely



John McGuire



Catherine McGuire