

AGENDA

Meeting: Western Area Licensing Sub Committee
Place: Civic Centre, St Stephens Place, Trowbridge, BA14 8AH
Date: Tuesday 22 October 2013
Time: 10.30 am
Matter: Application for a Premises Licence - Waterhouse, 5 Waterhouse Lane, Monkton Combe, Bath

Please direct any enquiries on this Agenda to Lisa Pullin, of Democratic Services, County Hall, Bythesea Road, Trowbridge, BA14 8JN.

Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Membership:

Cllr Desna Allen
Cllr Trevor Carbin

Cllr George Jeans

AGENDA

1 **Election of Chairman**

To elect a Chairman for the meeting of the Sub Committee.

2 **Procedure for the Meeting** (*Pages 1 - 8*)

The Chairman will explain the attached procedure for the members of the public present.

3 **Chairman's Announcements**

The Chairman will give details of the exits to be used in the event of an emergency.

4 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

5 **Licensing Application** (*Pages 9 - 12*)

To consider and determine an Application for a Premises Licence by Simon and Sue Wilsher in respect of Waterhouse, 5 Waterhouse Lane, Monkton Combe, Bath.

5a **Appendix 1 - Application for a Premises Licence** (*Pages 13 - 48*)

5b **Appendix 2 - Location Map** (*Pages 49 - 50*)

5c **Appendix 3 - Relevant Representations** (*Pages 51 - 130*)

5d **Appendix 4 - Support for Application** (*Pages 131 - 134*)

5e **Appendix 5 - Further evidence in support of the Application** (*Pages 135 - 170*)

5f **Appendix 6 - Photographs submitted by those in objection to the application** (*Pages 171 - 172*)

LICENSING COMMITTEE

PROCEDURAL RULES FOR THE HEARING OF LICENSING ACT 2003 APPLICATIONS

1 Purpose

- 1.1 These rules have been prepared to facilitate proper consideration of licence applications, made under the Licensing Act 2003, by the Licensing Committee and its Sub Committees.
- 1.2 The rules set out a framework for how applications are to be heard and explain the role of the participants at the Hearing.

2 Definitions

- 2.1 The following definitions describe the participants at and the subject matter of a Hearing:

“Applicant” means the person who has submitted an Application for consideration by the Committee.

“Applicant’s Premises” means premises subject to the Application.

“Applicant’s Representative” means a person attending a Hearing to assist or represent an Applicant including a lawyer.

“Application” means an application for the Grant/Variation/Transfer/Review and any other decision to be made by the Committee/Sub-Committee in respect of a Licence.

“Chairperson” means the Member who is the Chairperson of the Committee for the particular Hearing.

“Committee” means the Council’s Licensing Committee and includes any Sub Committee of the Licensing Committee.

“Committee Lawyer” means the Council’s Lawyer (including an external Lawyer instructed by the Council’s Legal & Democratic Services Manager) who is present at a Hearing to advise the Chairperson and the Members.

“Committee Manager” means the Council’s Officer who is present at a Hearing to take minutes.

“Committee Report” means the Licensing Officer’s written report to the Committee concerning an Application, a copy of which has been previously made available to the Applicant or their Representative, a Responsible

Authority or their Representative or any person who has made a Relevant Representation or their Representative.

“Hearing” means a meeting of the Committee at which an Application is considered.

“Licence” means a Licence which the Committee has the power or duty inter alia to grant, transfer, suspend or revoke.

“Licensing Officer” means the Council’s Licensing Officer(s) who is/are present at a Hearing to present reports in respect of an Application and to give technical advice in respect of an Application to the Committee when requested.

“Licensing Authority” the Council in whose geographical area the subject matter of the Application relates to, and includes the Council’s Licensing Committee, any Sub Committee of the Licensing Committee and a Licensing Officer.

“Member” means a Member who is a Member of the Committee that is considering an Application.

“Person making a Relevant Representation” means a person who is present at a Hearing to make representations in respect of an Application and includes any person who is present to assist or make representations on behalf of that person including a Lawyer.

“Responsible Authority” means a person who is present at a Hearing to make representations in respect of an Application in their capacity as Responsible Authority and includes any person who is present to assist or make representations on behalf of the Responsible Authority including a Lawyer.

3 Key Principles

- 3.1 The principles of ‘natural justice’, and Article 6 ‘Right to a Fair Trial’, which is one of the Convention Rights in the Human Rights Act 1998, require that there is a fair Hearing of Applications.
- 3.2 Natural justice is an umbrella term for the legal standards of basic fairness. This will include that:
 - 3.2.1 the Applicant has an opportunity to make representations before a decision is made;
 - 3.2.2 those making representations have an opportunity to voice their representations before a decision is made;
 - 3.2.3 the Applicant has an adequate opportunity to consider and respond to any submissions made by a Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation;

- 3.2.4 the Committee does not exclude an Applicant from a Hearing in order to consider submissions from a Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation.
- 3.3 It is also fundamental that there is an orderly presentation of submissions at a Hearing so that the relevant issues are properly understood, evidence is tested and that oral statements made at the Hearing are accurately recorded.
- 3.4 Ultimately the Chairperson determines the application of these rules, having regard to any submissions being made by those present and in particular the Committee Lawyer.

4 The Hearing

- 4.1 The Hearing shall take place in public.
 - 4.1.1 The Committee may exclude the public from all or part of the Hearing where it considers it to be in the public interest to do so and, in accordance with the Local Government (Access to Information) Act 1985, as amended. Public includes a party and any person assisting or representing a party.
 - 4.1.2 The Committee may require any person attending the Hearing who, in its opinion, is behaving in a disruptive manner, to leave the Hearing and may:
 - A refuse to permit them to return;
 - B permit them to return only on such conditions as the Committee may specify;
 - C in the event that a person is required to leave a Hearing that person may, before the end of the Hearing, submit to the Committee in writing any information which they would have given orally.
- 4.2 Prior to the Hearing commencing, the Chairperson shall advise the parties of the procedure it proposes to follow at the Hearing.
- 4.3 Where a party has previously requested permission for a person(s), other than their representative, to appear at the Hearing then the Committee shall consider whether to permit that request.
- 4.4 The Committee will allow the parties an equal maximum period of time in which to exercise their rights.
- 4.5 This equal maximum time may have been notified in advance of the Hearing;
- 4.6 Where there are a number of people who have attended the Hearing to make the same representation then the Committee would normally require that a spokesperson be appointed by them to make the representations on behalf of all of those who have made Relevant Representations .

5 Presentation of Submissions

- 5.1 The Chairperson will introduce the Application.
- 5.2 In the event that the Licensing Authority has given notice to a party requiring clarification on a point(s) then that party shall respond to the points raised by the Licensing Authority.
- 5.3 Submissions shall be made in the following order unless the Chairperson directs otherwise:
 - 5.3.1 The Licensing Officer will orally present the Committee Report and will in particular advise the Committee as to:
 - A the options available to it;
 - B the considerations that are relevant in reaching its decision.
 - 5.3.2 The Applicant (or the Applicant's Representative) will orally present its submission which may include:
 - A presenting their case in accordance with the papers, which will have been circulated with Agenda papers;
 - B confirming key information and answer pertinent questions; and
 - C calling witnesses in support of the Application (see paragraph 4.3).
 - 5.3.3 A Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation will orally present their representations in turn which shall include:
 - A the grounds of the representation to the Application; and
 - B any condition(s) that the Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation would be happy to have the Application granted subject to which would cause the representation to be withdrawn.

6 Questioning of Submissions

- 6.1 The Chairperson will regulate the order in which questions are asked by Members.
- 6.2 The Chairperson and Members, voiced through the Chairperson, may question any party following the completion of their submission.
- 6.3 The Chairperson will normally permit the Applicant, a Responsible Authority/Authorities or any person/s who have made a Relevant Representation to ask questions through them of the other parties.
- 6.4 The Chairperson may direct that questions which are not relevant to the Application or one of the four Licensing Objectives are not formally put or answered.

7 Documentation

- 7.1 No party shall present new documentation to the Committee at the Hearing other than with the consent of all of the other parties. This does not preclude the Licensing Officer from correcting errors, providing updated information or an extract from a local map showing the Applicant's Premises in the context of the surrounding premises and any person/s who have made a Relevant Representation . If any party is granted permission to present supplementary papers at the Hearing they shall provide at least 10 copies at the start of their submission.

8 Intervention

The Chairperson shall permit the following interventions at any point in the Hearing:

- 8.1 The Committee Lawyer to advise the Committee on issues of law, procedure and relevant considerations on decision making. If necessary, the Chairperson may require the Committee, the Committee Lawyer and the Committee Manager to leave the Hearing so that advice can be given.
- 8.2 The Committee Manager to advise the Committee on procedure generally, or to request that statements made are repeated for reasons of clarity and so that they can be properly recorded.
- 8.3 The Licensing Officer to seek to clarify statements that have been made in light of information held on their file.

9 Failure of Parties to Attend Hearing

- 9.1 If a party has informed the Licensing Authority that it does not intend to attend or be represented at a Hearing, the Hearing may proceed in its absence.
- 9.2 If a party has not indicated that it does not intend to attend or be represented at a Hearing and fails to attend or be represented at the Hearing then the Licensing Authority may:
- 9.2.1 where it considers it be necessary in the public interest, adjourn the Hearing to a specified date; or
- 9.2.2 hold the Hearing in the party's absence.
- 9.3 Where the Licensing Authority holds a Hearing in the absence of a party, it shall consider at the Hearing the application, representations or notice made by that party.

10 Closing Submissions

- 10.1 The Chairperson shall allow first, the Responsible Authority/Authorities and any person/s who have made a Relevant Representation to make a closing oral submission(s) and secondly invite the Applicant or the Applicant's Representative an opportunity to make an oral closing submission in support of the Application.

11 Decision

- 11.1 The Committee, the Committee Lawyer and the Committee Manager, shall retire so that the decision may be considered in private, and to consider any legal issues raised by the Members.
- 11.2 The decision, and reasons for the decision, of the Committee shall be communicated orally by the Chairperson to the parties after the Committee has deliberated in private on the Application.
- 11.3 Written reasons shall be provided soon after the deliberations of the Application and in any event within the statutory time limits.

Hearing Procedure Summary

1. The Democratic Services Officer will request nominations for a Chairman for the Hearing.
2. The Chairperson welcomes all those present and introduces the Application.
3. The Chairperson introduces the Applicant, Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation.
4. The Chairperson outlines the Hearing Procedure.
5. The Licensing Officer presents the Committee Report.
6. The Applicant addresses the Sub Committee.
7. Questions to the Applicant by Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation.
8. Questions to the Applicant by Members of the Sub Committee.
9. Comments by Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation.
10. Questions by Applicant.
11. Questions to Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation by Members of the Sub Committee.
12. Summing up by Parties who have made representations.
13. Summing up by Applicant.
14. Sub Committee retires with the Committee Lawyer and Committee Manager to consider its decision.
15. Sub Committee returns and the Lawyer gives a summary of any legal advice that may have been given to the Committee.
16. The Chairperson either gives the decision with reasons, or advises that it will be released in writing with reasons within the statutory time limits.

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WILTSHIRE COUNCIL

WESTERN AREA LICENSING SUB COMMITTEE

22 October 2013

Application for a Premises Licence; Waterhouse, 5 Waterhouse Lane, Monkton Combe, Bath, BA2 7JB

1. Purpose of Report

- 1.1 To determine an application for a Premises Licence in respect of the above made by Simon and Sue Wilsher.

2. Background Information

- 2.1 An application for a Premises Licence in respect of Waterhouse, 5 Waterhouse Lane, Monkton Combe, Bath, BA2 7JB. Waterhouse is located within the Wiltshire area, close to the border with Bath & North East Somerset.
- 2.2 The Applicants previously submitted an application for a Premises Licence to include the supply of alcohol and regulated entertainment until 01.00 am every day, both indoors and outdoors, but withdrew it following concerns raised by local residents and Monkton Combe Parish Council.
- 2.3 Following consultation with the local community, Simon and Sue Wilsher have now submitted a revised application for the supply of alcohol only, from 11.00am until 23.59pm every day.
- 2.4 Wiltshire Council (as the Licensing Authority) must hold a hearing to consider the application having regard to the representations. In accordance with Section 18 (3) of The Licensing Act 2003 the Licensing Sub Committee is required to take such of the steps listed in 2.6 as it considers appropriate for the promotion of the licensing objectives. In considering the application and the relevant representations, the Sub Committee must also have regard to relevant Government guidance and the Council's Licensing Policy.
- 2.5 The licensing objectives are:
- i) The Prevention of Crime and Disorder;
 - ii) Public Safety;
 - iii) The Prevention of Public Nuisance; and
 - iv) The Protection of Children from Harm.

2.6 Such steps are:

- i) To grant the licence subject to such conditions as are consistent with those included in the operating schedule submitted with the application, modified to such extent as the Sub Committee considers appropriate for the promotion of the licensing objectives, together with any mandatory conditions required by the Licensing Act.
- ii) To exclude from the scope of the application any licensable activity.
- iii) To refuse to specify a person as the designated premises supervisor.
- iv) To reject the application.

2.7 On 4th September 2013 an application for a Premises Licence for Waterhouse was received. The licence is for the supply of alcohol (on the premises) from 11.00 until 23.59 every day. See **Appendix 1** attached to this report.

2.8 The application as applied for is as follows:

Licensable Activity	Timings	Days
Supply of Alcohol (On the premises)	11.00 – 23.59	Every Day
Hours premises are open to the public	07.00 – 23.59	Every Day

2.9 A location plan of the premises to be licensed is attached as **Appendix 2** to this report.

3. Consultation and Representations

3.1 The application process requires the application to be advertised, by the Applicant, in a local news publication within 10 working days, starting on the day after the authority receives it and for a public notice (on pale blue paper) to be posted on the premises. In addition the Licensing Authority advertises the application on its website, for a period of 28 consecutive days, starting the day after the authority receives the application.

3.2 During the consultation period relevant representations have been received from local residents and Monkton Combe Parish Council.

3.3 Representations Received

- 50 Representations were received objecting to the application, these are attached at **Appendix 3**.
- 3 Representations were received in support of the application, these are attached at **Appendix 4**.

3.4 Responsible Authorities

- None

3.5 A summary of the representations made is detailed in the table below:

Representation	Licensing Objective	Accepted	Comments
Noise from licensable activities	Public Nuisance	Yes	
Operating Hours for Licensable activities	Public Nuisance Prevention of Crime and Disorder	Yes	
Concerns about increased numbers of visitors to the site and the impact on the locality	Public Nuisance	Yes	
Increased volume of vehicle movement and traffic congestion in the vicinity of the premises	Public Safety	Yes	
Sleep Deprivation	Protection of Children From Harm	Yes	

3.6 Out of the 50 Representations received objecting to the application, 45 of these made recommendations on restrictions that would address their concerns

:

- The supply of alcohol is restricted until 23.00 in the evening to avoid public nuisance and protect children from harm.
- The supply of alcohol is limited to residents and guests only to avoid vast amounts of visitors to the venue causing concern for public safety due to the unsuitability of the access.
- Any background music is played inside of the premises and noise is not audible from the boundaries of the premises to avoid public nuisance.

4. Legal Implications

4.1 This hearing is governed by the Licensing Act 2003 (Hearings) Regulations. These provide that hearings should be held in public unless the Licensing Authority considers that the public interest in excluding the public outweighs the public interest in the hearing taking place in public.

4.2 The Applicant, and all persons who have made representations have been informed of the date, time and location of the hearing and their right to attend and be represented.

4.3 At the hearing all those who have made representations are entitled to address the Sub Committee and to ask questions of another party, with the consent of the Sub Committee.

5. Officer Recommendations

5.1 Officers are not permitted to make a recommendation – the decision is to be reached by the members of the Licensing Sub Committee.

6. Right of Appeal

6.1 It should be noted that the Applicant and those persons who have made representations may appeal the decision made by the Licensing Sub Committee to the Magistrates Court. The appeal must be lodged with the Magistrates Court within 21 days of the notification of the decision.

6.2 In the event of an appeal being lodged, the decision made by the Licensing Sub Committee remains valid until any appeal is heard and any decision made by the Magistrates Court.

6.3 A Responsible Authority or any person may apply to the Licensing Authority for a Review of a Premises Licence. Whether or not a Review Hearing takes place is in the discretion of the Licensing Authority, but, if requested by a person other than a Responsible Authority it will not normally be granted within the first 12 months except for the most compelling circumstances.

Report Author:

Mrs Jo Hulbert, Public Protection Officer (Licensing) – Licensing Team, West

9th October 2013

Background Papers Used in the Preparation of this Report

- **The Licensing Act 2003**
- **The Licensing Act (Hearings) Regulations 2005**
- **Guidance issued under Section 182 of the Licensing Act 2003**
- **Wiltshire Council Licensing Policy**

Appendices

- 1 Application for a Premises Licence Under the Licensing Act 2003**
- 2 Location map of the premises to be licensed**
- 3 Representations received objecting to the application**
- 4 Representations received in support of the application**

**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.

We SIMON AND SUE WILSHER

(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

Postal address of premises or, if none, ordnance survey map reference or description			
WATERHOUSE WATERHOUSE LANE MONKTON COMBE			
Post town	BATH	Post code	BA2 7JB
Telephone number at premises (if any)		01225 721 999	
Non-domestic rateable value of premises		£ Currently under review by Wiltshire Council Valuation Department	

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as
Please tick yes

- | | | |
|---|--------------------------|-----------------------------|
| a) an individual or individuals * | <input type="checkbox"/> | please complete section (A) |
| b) a person other than an individual * | | |
| i. as a limited company | | please complete section (B) |
| ii. as a partnership | <input type="checkbox"/> | please complete section (B) |
| iii. as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv. other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) a charity | <input type="checkbox"/> | 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:

Please tick yes

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
 - o statutory function or
 - o a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input checked="" type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname WILSHER			First names SIMON		
I am 18 years old or over				<input checked="" type="checkbox"/> Please tick yes	
Current postal address if different from premises address					
Post Town	BATH		Postcode	BA2 7JB	
Daytime contact telephone number		01225 721999 (O) [REDACTED]			
E-mail address (optional)		[REDACTED]			

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input checked="" type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		

SUE		WILSHER	
I am 18 years old or over		<input checked="" type="checkbox"/>	Please tick <input checked="" type="checkbox"/>
Current postal address if different from premises address			
Post Town		Postcode	
Daytime contact telephone number			
E-mail address (optional)	[REDACTED]		

(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
Address
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association etc.)
Telephone number (if any) 01225 721 999
E-mail address (optional) [REDACTED]

Part 3 Operating Schedule

When do you want the premises licence to start?

Day	Month	Year
0 1 1 0	2 0 1	3

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

Day	Month	Year

Please give a general description of the premises (please read guidance note1)

What we are

Waterhouse is a Georgian country house located in the Midford Valley that lies between Monkton Combe and Limpley Stoke to the South of Bath. A previously licensed Residential Care home for the elderly it was bought by The Wilsher Pension Trust in 2009 and has been renovated and modernised to a high standard. Waterhouse now operates as a boutique guest accommodation destination as well as being home to a Leadership and Management Company.

With 13 well appointed guest bedrooms and a number of meeting rooms used for corporate training programmes and relaxation Waterhouse has to become a destination of choice for guests looking for breaks in the country or in house leadership and management programmes during the week.

Given it's rural location and high standard offering Waterhouse markets and advertises for the more discerning market and wishes to be able offer the sale of alcohol to its guests especially before or during dinner.

What we'd like to do

We are applying for a Premises Licence in response to increasing demand from our Clients. Our clients tell us that Waterhouse is a great location that could be made even better if we were able to offer the sale of alcohol. If granted the licence we intend offering guests the sale of alcohol during standard licensing hours most likely through a small bar area and honesty tray system. Enjoying a relaxing glass of wine on the terrace or with dinner is what we have in mind.

In preparation for making this application we have consulted with Wiltshire Council Planning Department as well as with our neighbours and residents of the parishes of Midford, Monkton Combe and Limpley Stoke.

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

NOT APPLICABLE

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

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

Provision of regulated entertainment

Please tick yes

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- 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)
- f) recorded music (if ticking yes, fill in box F)
- 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 entertainment facilities:

- i) making music (if ticking yes, fill in box I)
- j) dancing (if ticking yes, fill in box J)
- k) entertainment of a similar description to that falling within (i) or (j) (if ticking yes, fill in box K)

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

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

In all cases complete boxes N, O and P

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon					
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 4)		
Thur					
Fri					
Sat			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 5)		
Sun					

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon					
Tue			State any seasonal variations for the exhibition of films (please read guidance note 4)		
Wed					
Thur					
Fri			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 5)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Wed			
Thur			<u>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</u> (please read guidance note 5)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 4)		
Thur					
Fri			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 (please read guidance note 5)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed			State any seasonal variations for the performance of live music (please read guidance note 4)		
Thur					
Fri			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 (please read guidance note 5)		
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Both	<input type="checkbox"/>				
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon					
Tue			State any seasonal variations for the playing of recorded music (please read guidance note 4)		
Wed					
Thur			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 (please read guidance note 5)		
Fri					
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon					
Tue			State any seasonal variations for the performance of dance (please read guidance note 4)		
Wed					
Thur			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 (please read guidance note 5)		
Fri					
Sat					
Sun					

H

<p>Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)</p>			<p><u>Please give a description of the type of entertainment you will be providing</u></p>		
Day	Start	Finish	<p><u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)</p>	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<p><u>Please give further details here</u> (please read guidance note 3)</p>		
Wed					
Thur			<p><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 4)</p>		
Fri					
Sat			<p><u>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</u> (please read guidance note 5)</p>		
Sun					

Provision of facilities for making music Standard days and timings (please read guidance note 6)			<u>Please give a description of the facilities for making music you will be providing</u>	
			<u>Will the facilities for making music be indoors or outdoors or both – please tick</u> (please read guidance note 2)	
Day	Start	Finish	Indoors	<input type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 3)	
Tue				
Wed			<u>State any seasonal variations for the provision of facilities for making music</u> (please read guidance note 4)	
Thur				
Fri			<u>Non standard timings. Where you intend to use the premises for provision of facilities for making music at different times to those listed in the column on the left, please list</u> (please read guidance note 5)	
Sat				
Sun				

J

Provision of facilities for dancing Standard days and timings (please read guidance note 6)			<u>Will the facilities for dancing be indoors or outdoors or both – please tick</u> (see guidance note 2)	Indoors <input type="checkbox"/>
				Outdoors <input type="checkbox"/>
				Both <input type="checkbox"/>
Day	Start	Finish	<u>Please give a description of the facilities for dancing you will be providing</u>	
Mon			<u>Please give further details here</u> (please read guidance note 3)	
Tue				
Wed			<u>State any seasonal variations for providing dancing facilities</u> (please read guidance note 4)	
Thur				
Fri			<u>Non standard timings. Where you intend to use the premises for the provision of facilities for dancing entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 5)	
Sat				
Sun				

K

Provision of facilities for entertainment of a similar description to that falling within i or j Standard days and timings (please read guidance note 6)			<u>Please give a description of the type of entertainment facility you will be providing</u>		
Day	Start	Finish	<u>Will the entertainment facility be indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 3)		
Wed					
Thur			<u>State any seasonal variations for the provision of facilities for entertainment of a similar description to that falling within i or j</u> (please read guidance note 4)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the provision of facilities for entertainment of a similar description to that falling within i or j at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sun					

L

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 4)		
Wed					
Thur			<u>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</u> (please read guidance note 5)		
Fri					
Sat					
Sun					

M

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption (Please tick box) (please read guidance note 7)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Mon	1100	2359			
Tue	1100	2359			
Wed	1100	2359			
Thur	1100	2359			
Fri	1100	2359			
Sat	1100	2359			
Sun	1100	2359			
			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 5)		

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name ED MAY, MANAGER	
Address WATERHOUSE, WATERHOUSE LANE, MONKTON COMBE,	
Postcode	BA2 7JB
Personal Licence number (if known) TO BE APPLIED FOR	
Issuing licensing authority (if known)	

N

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 8)

There will be no provision of Adult Entertainment of any description nor will gaming machines be held/kept at the premises.

O

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	0730	2359	
Tue	0730	2359	
Wed	0730	2359	
Thur	0730	2359	
Fri	0730	2359	
Sat	0730	2359	
Sun	0730	2359	Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 5)

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

a) General – all four licensing objectives (b,c,d,e) (please read guidance note 9)

The prospective licensee recognizes and respects the fact he lives and operates his business from and within countryside surroundings. He is very much part of the community and wishes to maintain friendly and courteous relationships with all his neighbours and those in the surrounding area.

b) The prevention of crime and disorder

- Comply with the license agreement and hours authorized to sell alcohol
- Have CCTV and ensure good coverage of public areas and exits and keep data for up to one month
- Increasing awareness of and training in:
 - Health and Safety regulations
 - Fire prevention
 - Drug awareness
 - Licensing Act
- Keep alcohol stored in a locked safe and secure environment when not being sold
- Maintain an incident log book

c) Public safety

- Limiting numbers / no overcrowding
- Comply with food safety regulations
- Promoting fire safety – clear signage for exits and evacuation points. Testing fire alarms on a regular basis
- Make it easy and practical for disabled guests to use facilities
- Having first aid trained members of staff on site and a comprehensive accident reporting procedure

d) The prevention of public nuisance

- Maintain a log book of incidents
- Continue to maintain good relations with neighbours including regular meetings with Chairs of the relevant Parish Councils, consulting with and writing to neighbours in advance of changes in our application and holding open evenings at Waterhouse to explain to local residents our intentions for the development of the business.

e) The protection of children from harm

- Enforce a challenge 21 policy
- Maintain a refusal book to log details of guests that have been refused the sale of alcohol and why
- Not allow children under the age of 21 years old to stay at Waterhouse unless accompanied by an adult

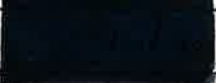
Please tick yes

- 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 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

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 4 – Signatures (please read guidance note 10)

Signature of applicant or applicant's solicitor or other duly authorised agent (See guidance note 11). **If signing on behalf of the applicant please state in what capacity.**

Signature	
Date	21 JULY 2013
Capacity	FOUNDER and CEO of The WILSHER GROUP

For joint applications signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent. (please read guidance note 12). **If signing on behalf of the applicant please state in what capacity.**

Signature	
Date	21 JULY
Capacity	CO-FOUNDER of The WILSHER GROUP

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)

Post town		Post code	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail your e-mail address (optional)			

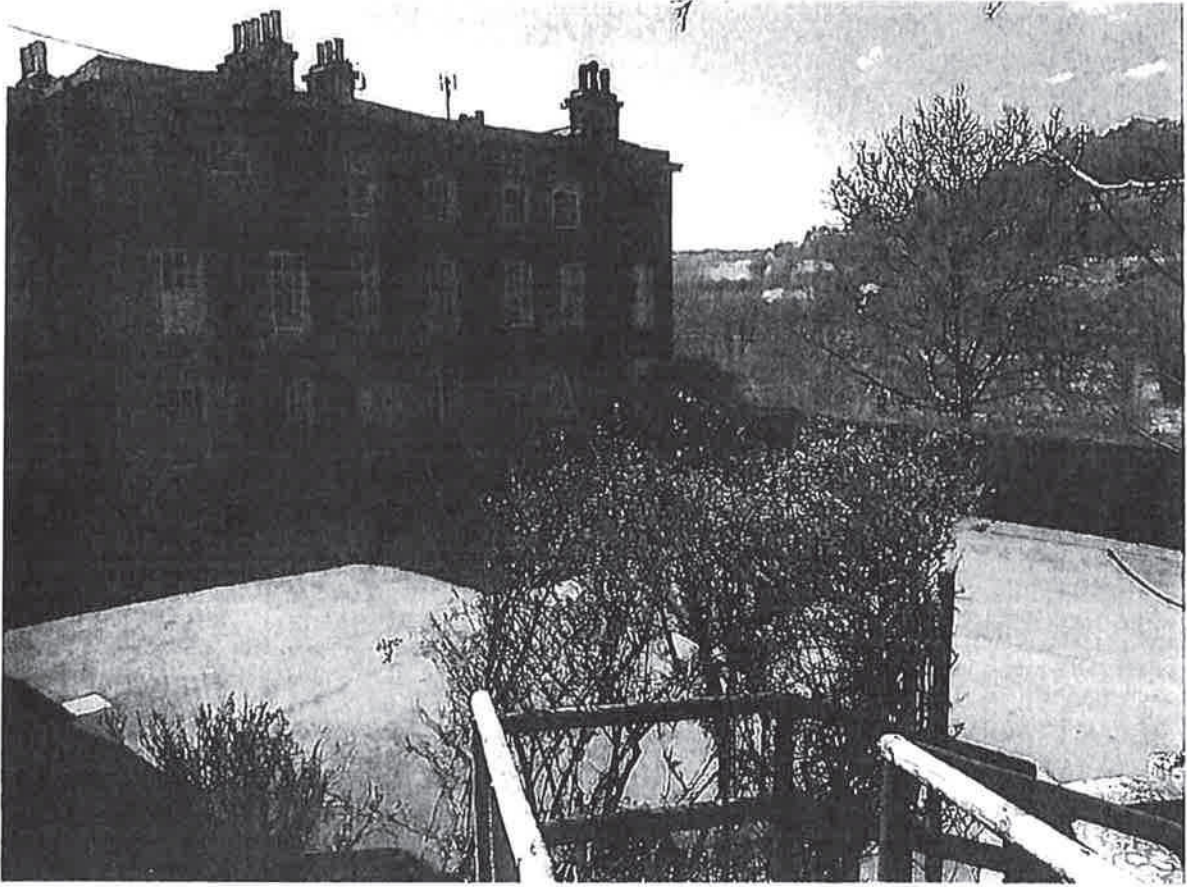
Notes for Guidance

1. Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate. Indoors may include a tent.
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises please tick on, if you wish people to be able to purchase alcohol to consume away from the premises please tick off. If you wish people to be able to do both please tick both.
8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups, the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, both applicants or their respective agents must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

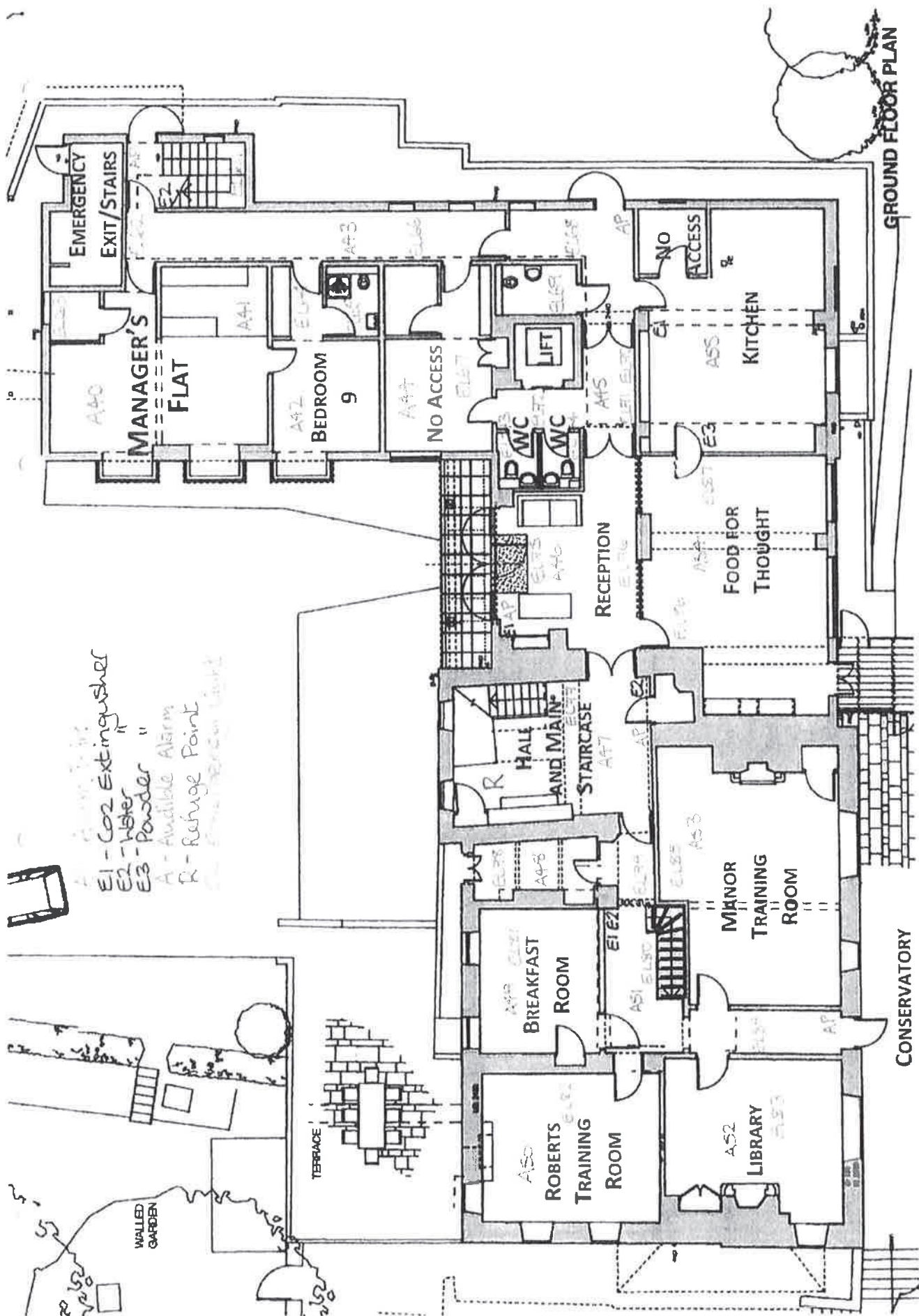
Contents

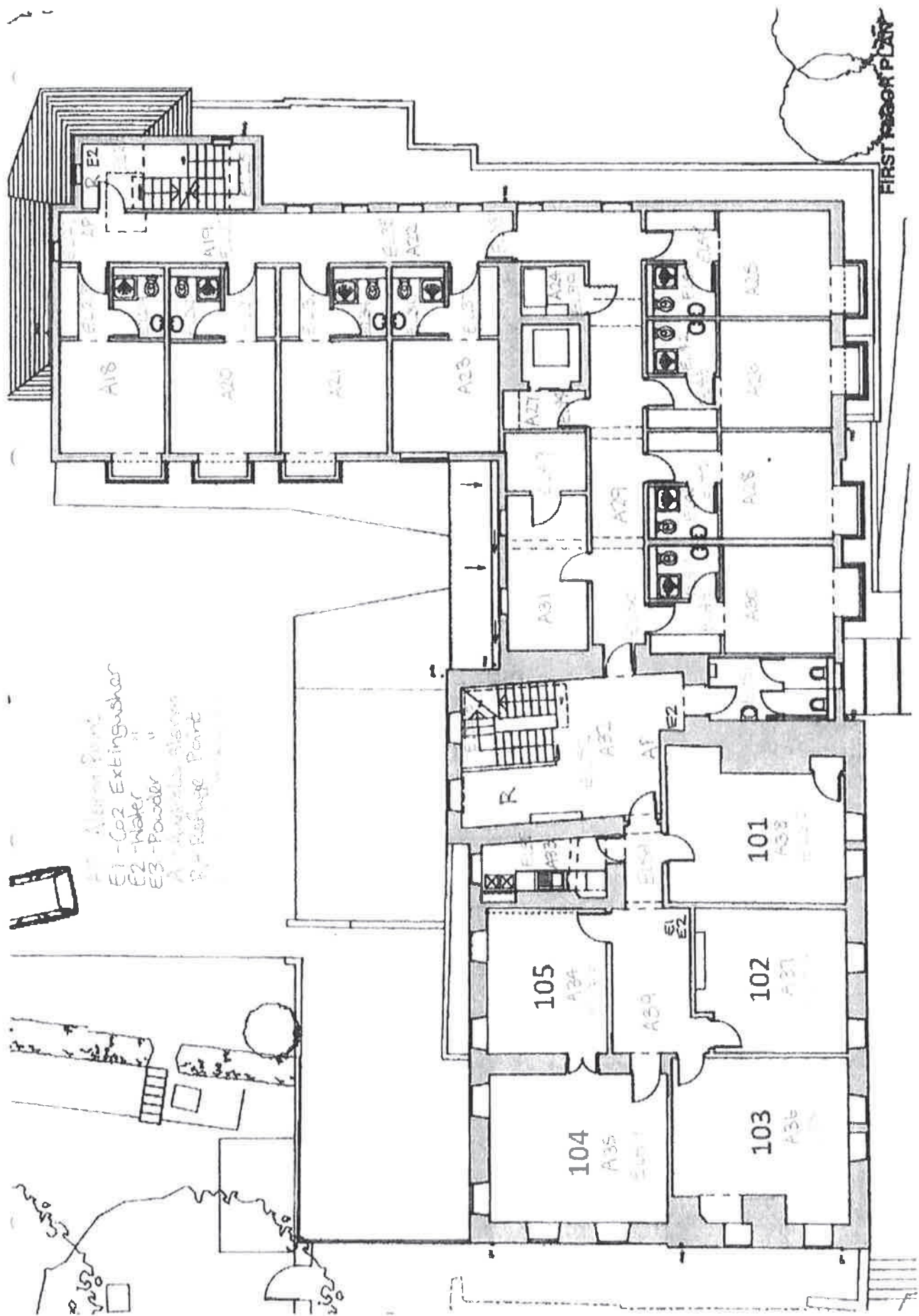
Map and Site Plans	1
Guest Bedroom Photos	2
Public Room Photos	3
Proposed Licensable Areas	4
Premises Licence Application Form	5

Ref 4/9/13



Waterhouse, Waterhouse Lane, Monkton Combe, BATH BA2 7JB



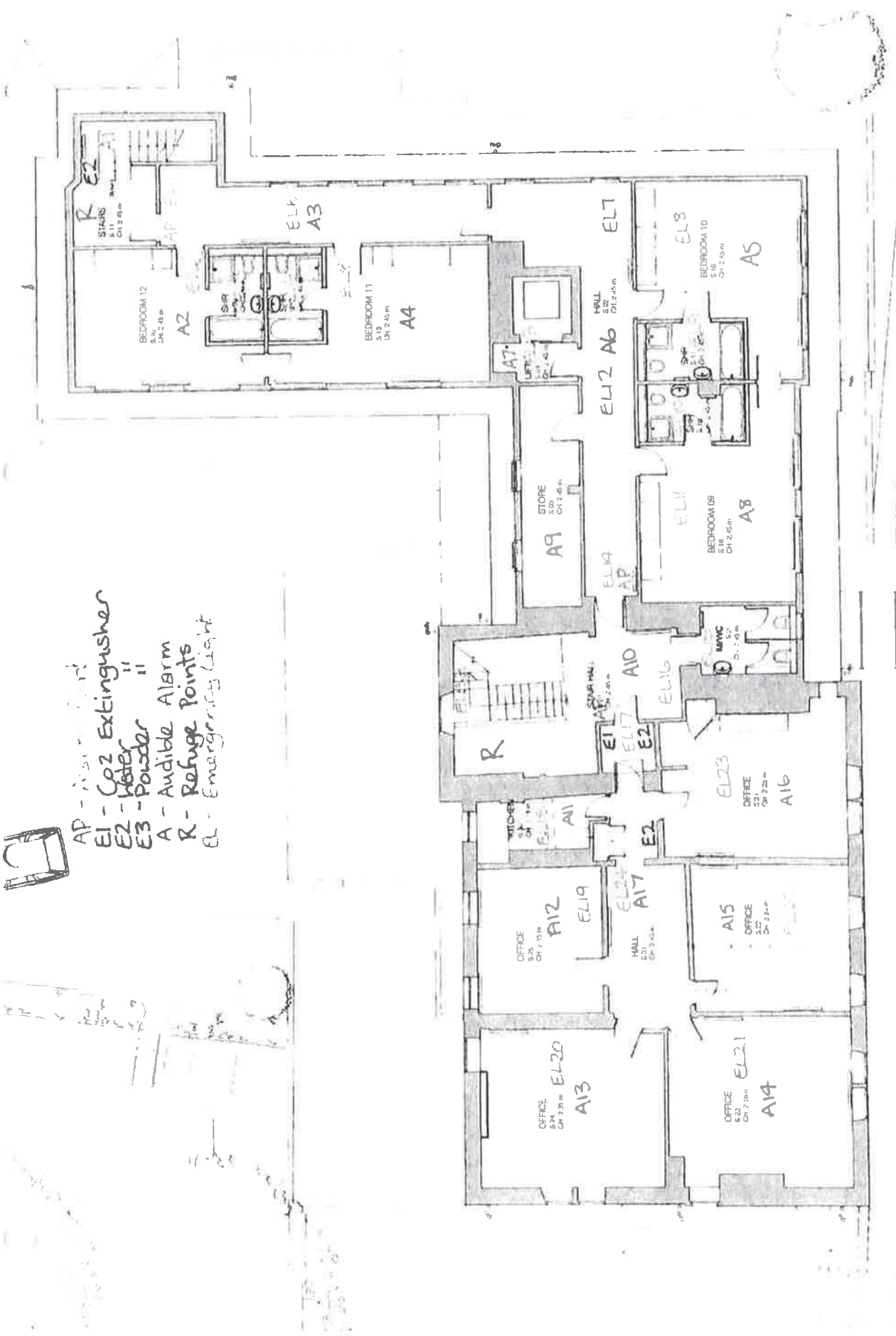


A - Alarm Point
 E1 - CO2 Extinguisher
 E2 - Water
 E3 - Powder
 A - Automatic Alarm
 R - Restroom Point

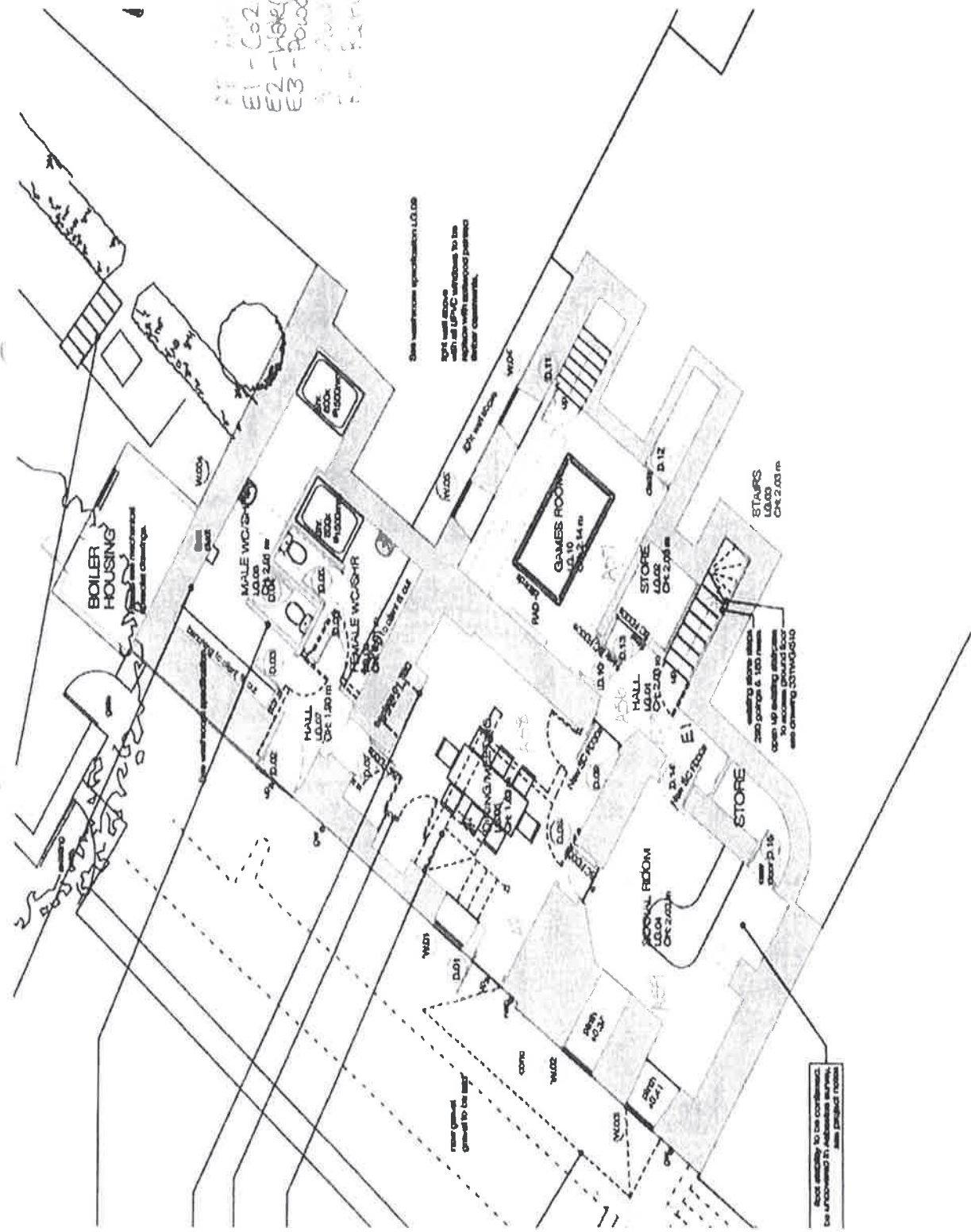
FIRST FLOOR PLAN

SECOND FLOOR PLAN

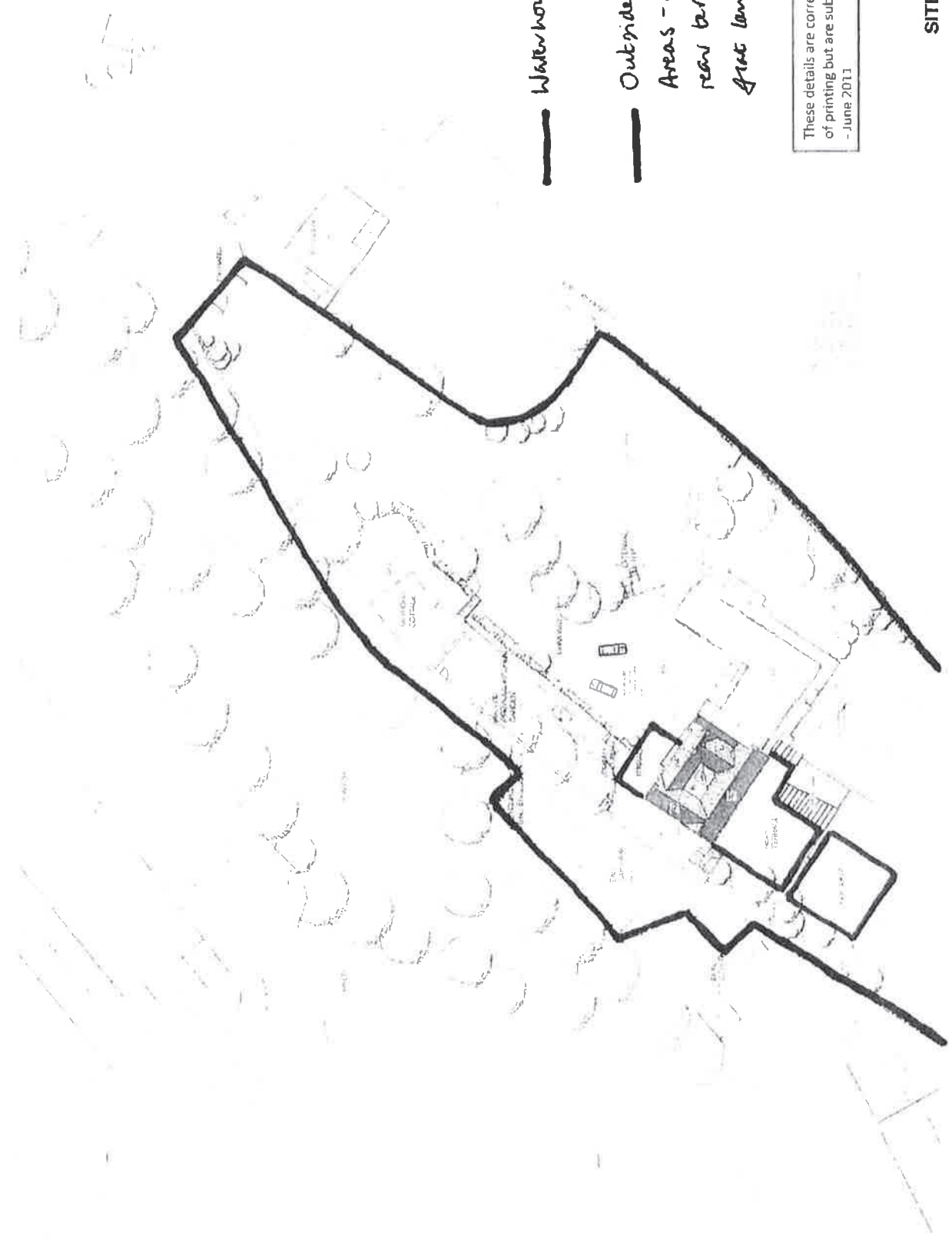
- AP - Alarm Point
- E1 - CO2 Extinguisher
- E2 - Water
- E3 - Powder
- A - Audible Alarm
- R - Refuge Points
- EL - Emergency Light



E1 - Co2 Extinguisher
 E2 - Hskel
 E3 - Powder
 E4 - Fire Blanket
 E5 - Fire Extinguisher



Basement Floor Plan

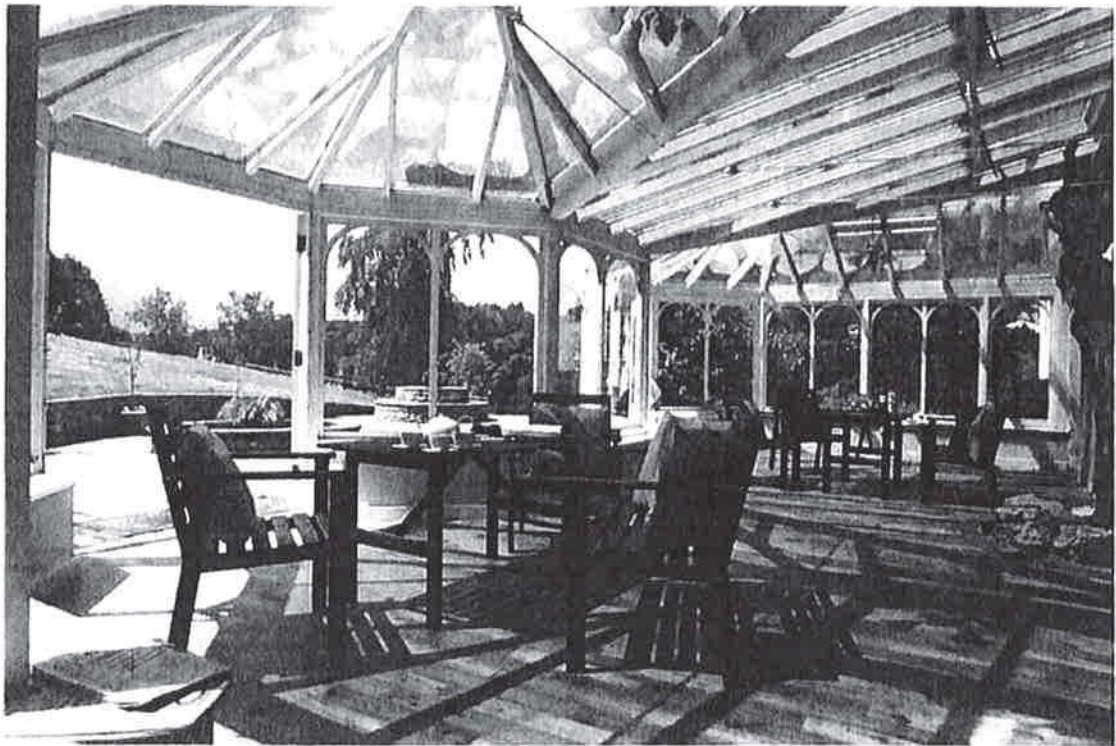


— Waterhouse boundary

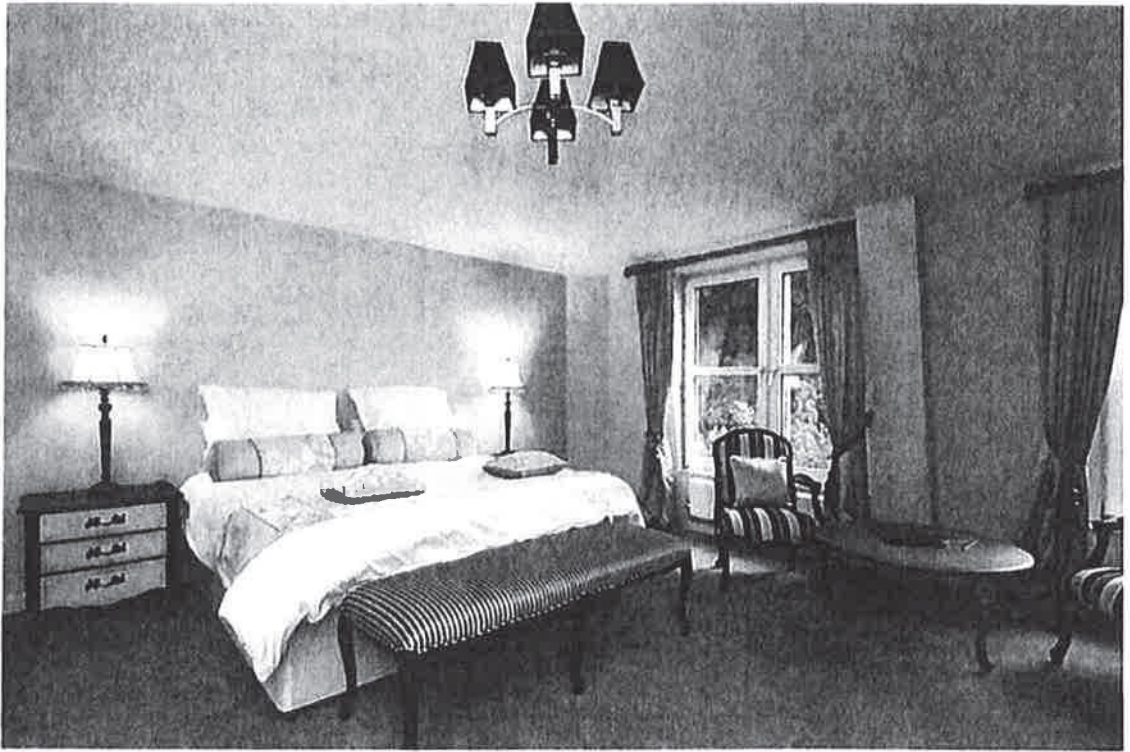
— Outside licensable Areas - front and rear terraces and front lawn

These details are correct at the time of printing but are subject to change
- June 2011

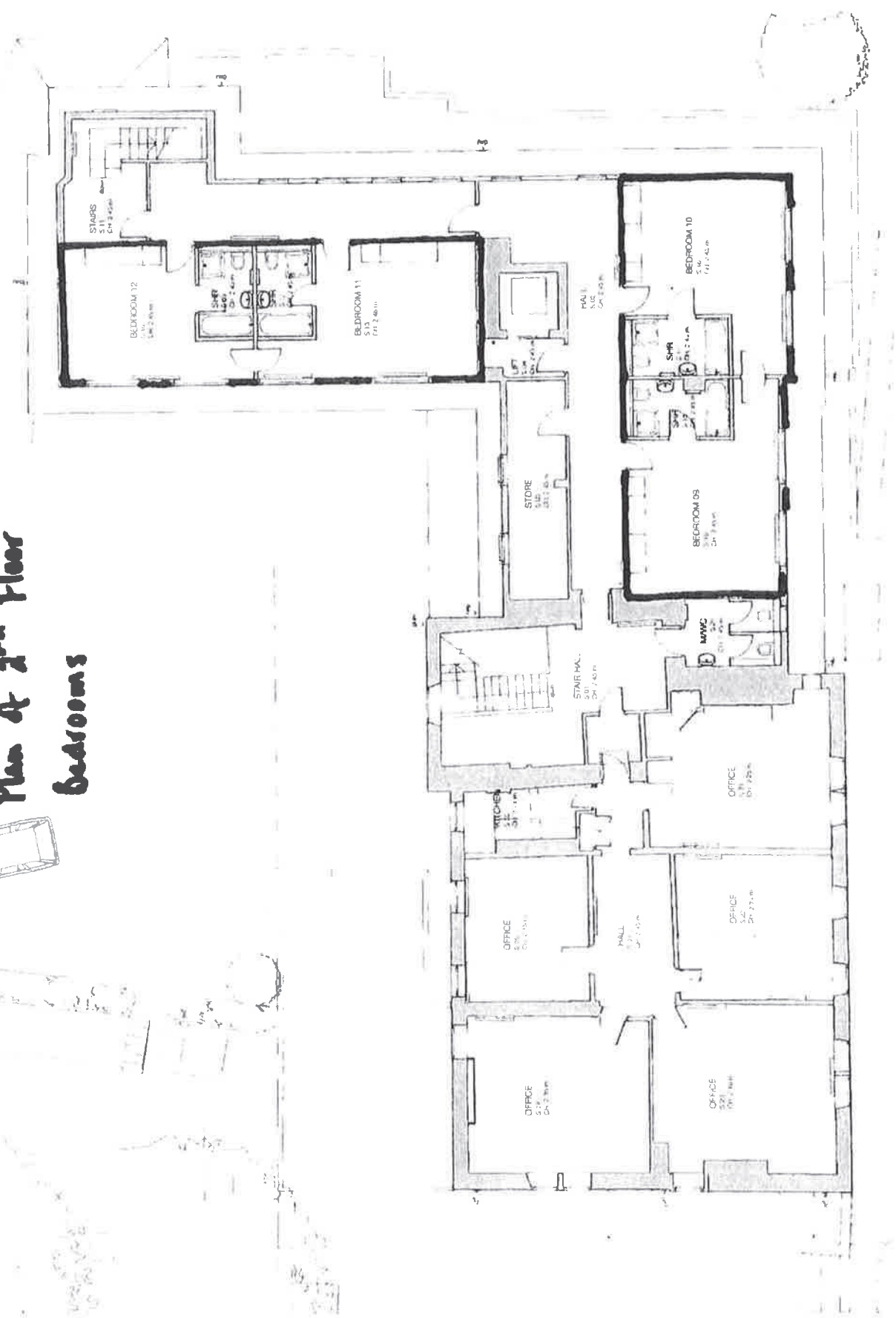
SITE PLAN

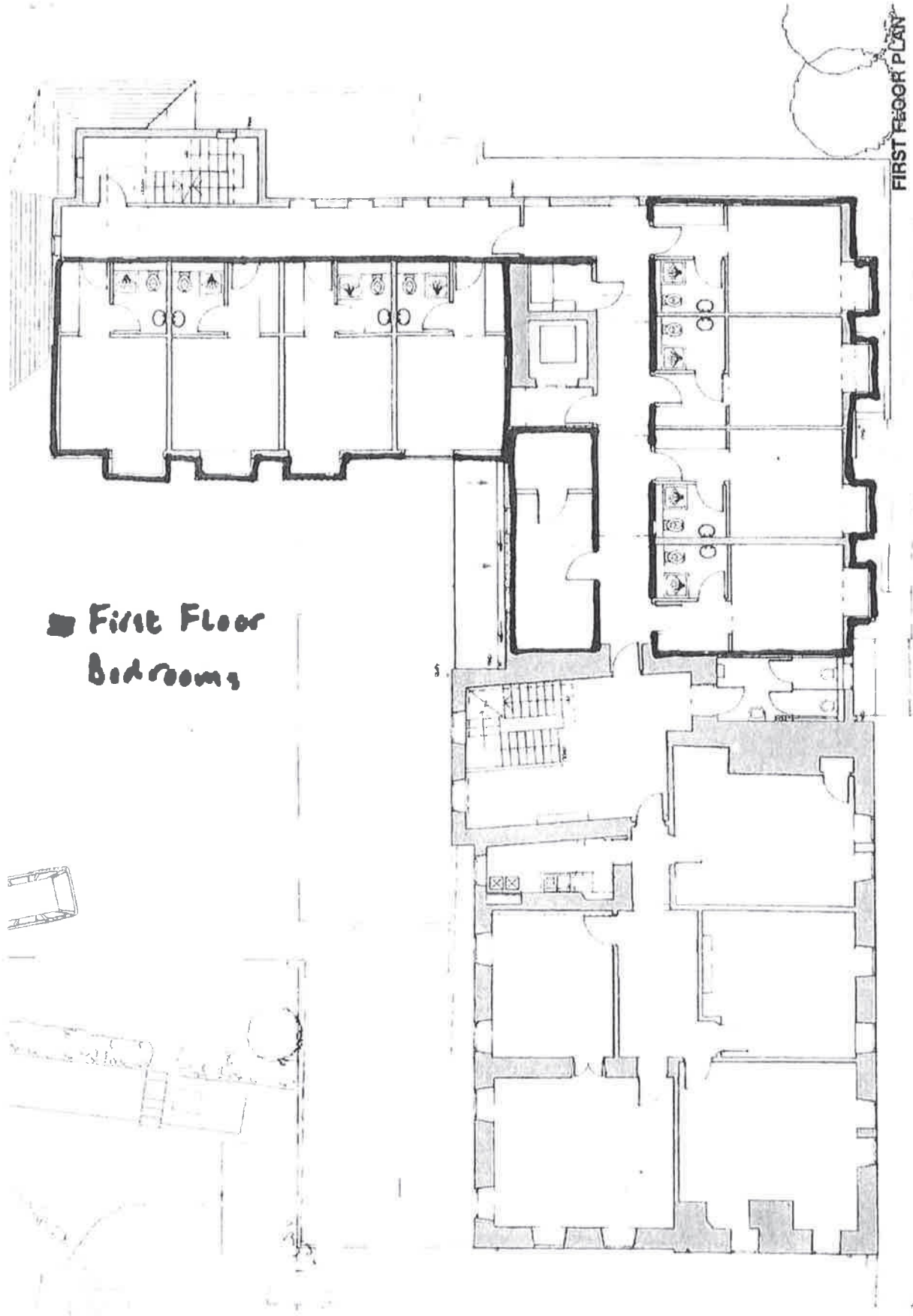






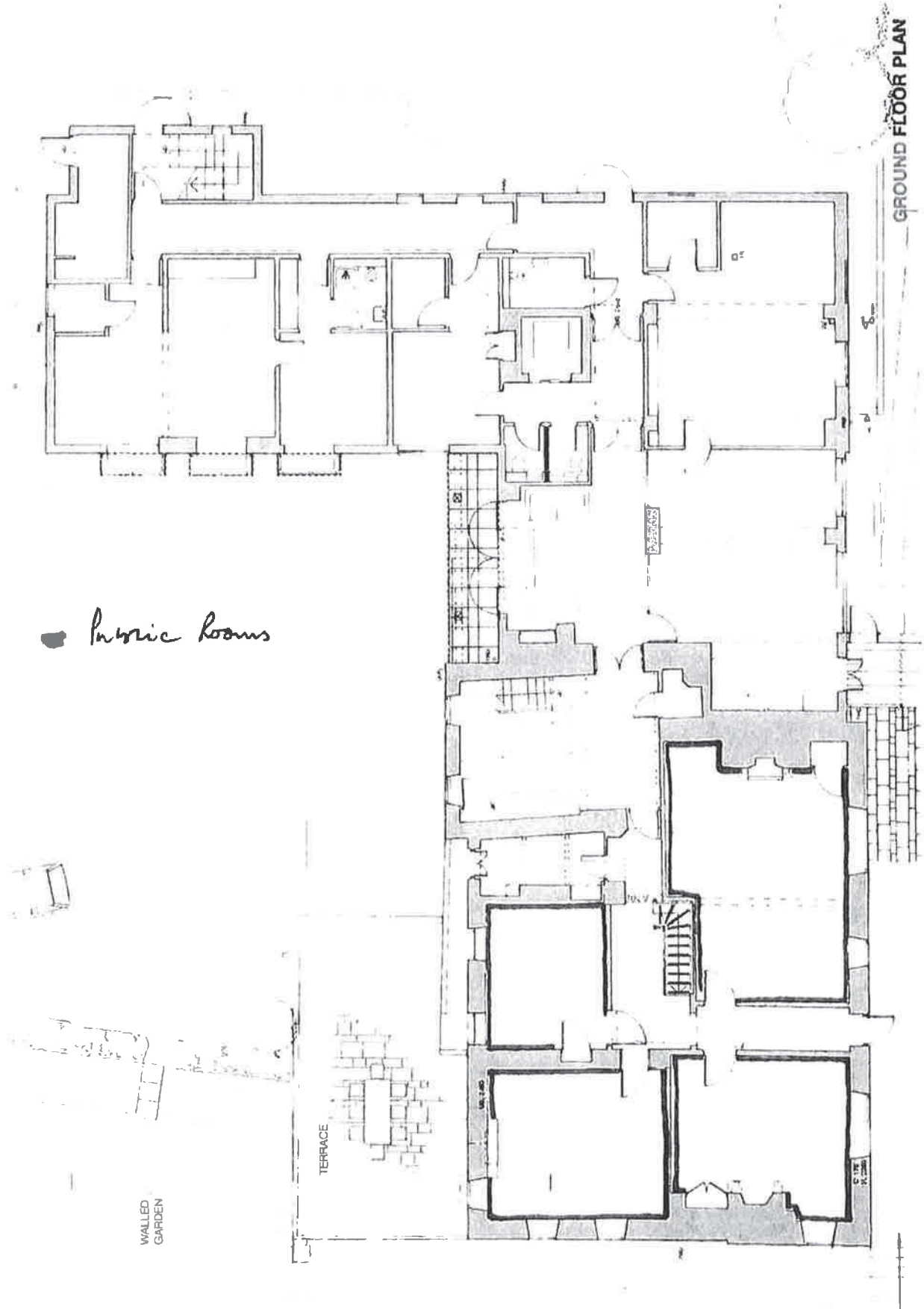
Plan of 2nd Floor Bedrooms





■ First Floor
Bedrooms

FIRST FLOOR PLAN



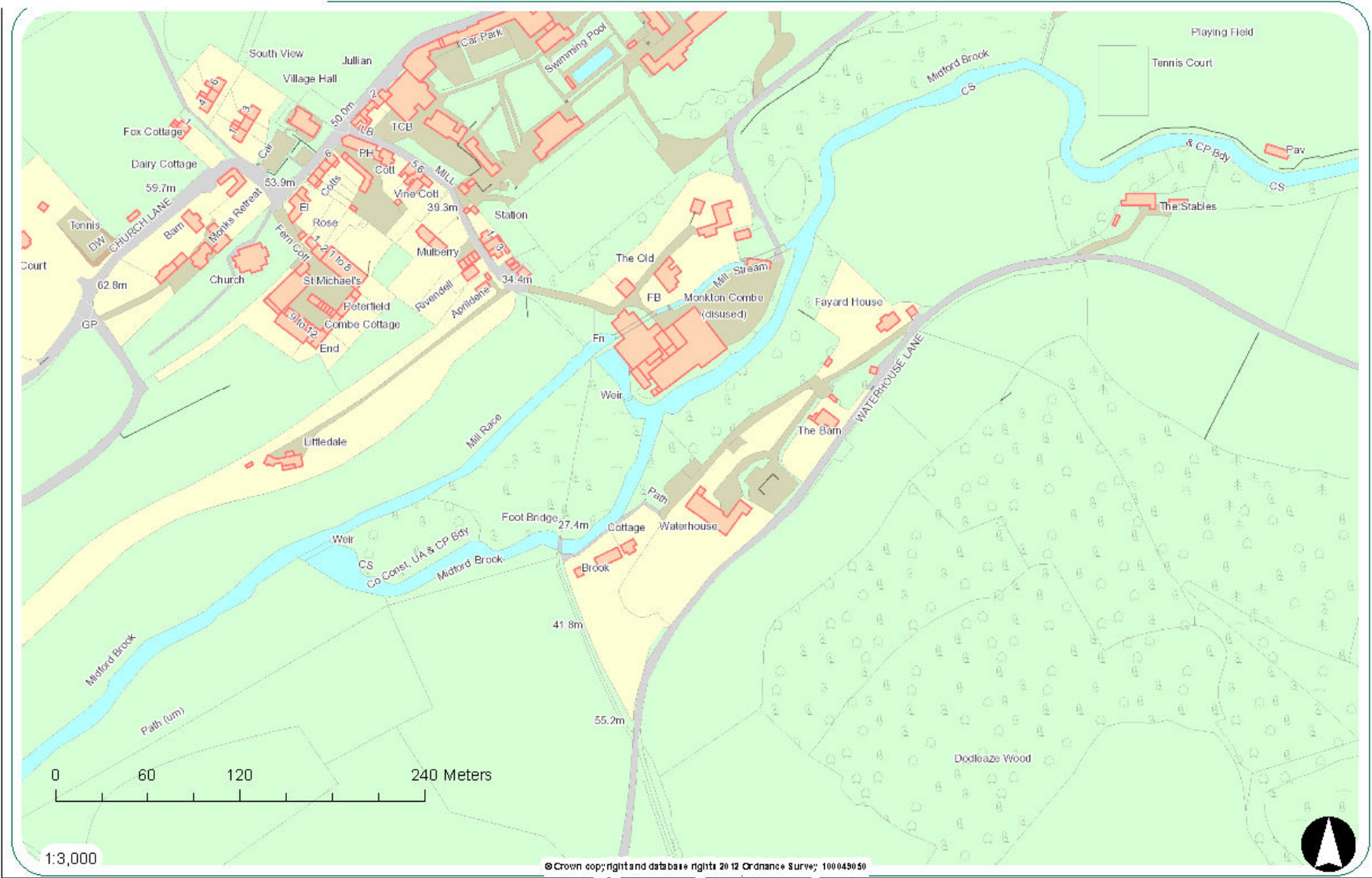
GROUND FLOOR PLAN

Public Rooms

WALLED GARDEN

TERRACE

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2 OCT 2013

The Old Mill
Mill Lane
Monkton Combe
Bath
BA2 7HD
30 September 2013

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

Dear Sir/Madam

**Application by Waterhouse (Mr & Mrs S Wilsher) for licence to sell alcohol –
Licence Application No. 201319381**

The above application is in respect of a relatively recently converted Nursing Home, which now has permission to operate as a small hotel, with around thirteen rooms. Waterhouse sits deep on one side of a steep valley, opposite the main part of the village of Monkton Combe. The valley is a conservation area, in an area of outstanding natural beauty, set within green belt. Access to Waterhouse is along a small unhedged lane with no through access, this lane running along the face of the valley. The geography of the valley, and the heavily wooded area which runs along the top of the valley, means that light and noise, in particular, is reflected both across and along the valley. There is an obvious concern that the noise and light pollution inevitably associated with social activities and licensed premises would if not controlled cause significant disruption and interference to the natural environment and the existing residents of the valley/village. On this basis I am requesting that the above licence application only be granted on the basis of a residents' licence consistent with the existing permission to act as a hotel. I object strongly to any wider grant of licence that could be seen as an extension of the permitted usage on the following basis:

The Prevention of Public Nuisance

In particular any licence granted should in my view:

- 1) Limit the sale of alcohol to residents of Waterhouse only and **not** to non-residents, so that any bar or restaurant facilities would not be open to the public. Having regard to the limited access to Waterhouse, and the dangerous nature of the junction with the main A36, this requirement would clearly address concerns regarding the wider **Public Safety**.
- 2) Be granted to no later than 11.00 pm, to reduce any late night noise nuisance to families living nearby, and indeed the pupils at Monkton

Combe School. (Simultaneously addressing the Protection of Children from Harm)

- 3) Require any noise from Mr Wilsher's property and premises to be contained within the boundaries of the property, and not to be audible from outside these boundaries. This would be most effectively required by limiting the consumption of alcohol to inside the property.
- 4) Require that any ambient and background music should be played quietly and only inside the building and certainly not piped to the outside of the house.

I hope that the Licensing Committee will take these points into consideration.

Yours faithfully,



A G PLUMBLY

Public Protection Officer-Licensing
Planning Services

Bythesea Road

Trowbridge

Wilts BA14 8JN

- 2 OCT 2013

Woodex Cottage
Midford Lane

Limpley Stoke

BA2 7GW

26 Sept 2013

Dear Sir/Madam,

Application by Waterhouse for licence to sell alcohol

Licence Application No 201319381

I am concerned that if this application is approved, there will be a public bar on this site. This will spoil the peace of the Monkton Combe valley as noise rebounds off the surrounding hills which would be unacceptable.

There would also be an increase in traffic along Waterhouse Lane which is far too narrow and the junction of Waterhouse Lane with the busy A36 is notoriously dangerous as it is a blind spot. Traffic turning right into the lane from the A36 will also slow down or the flow of the traffic which will cause a traffic jam back to the lights on the viaduct.

I do hope the licence will be limited to residents of Waterhouse only and NOT to non- residents.

Yours faithfully,



23 SEP 2013



Green Pastures, Monkton Combe

Bath BA2 7JE

Public Protection Officer - Licensing

Planning Services
Wiltshire Council

County Hall

Bytham Road

Trisbury

Wilt BA14 8JN

19th September, 2013

Dear Sir / Madam,

Application by Wetherstone (Mr + Mrs S. Wetherstone) for licence to sell alcohol - Licence Application No. 201319381

Across the valley in Monkton Combe, the peace and outstanding natural beauty of our surroundings is prized and cherished. My husband and I moved here for this reason and so we are asking that the above licence to sell alcohol is not granted unless there is:

The Prevention of Public Nuisance

1) In a letter dated the 17th May 2013 Mr Wetherstone categorically stated that he would not be opening a public bar, following his previous licence application with Bristol. In this new application only the residents of Wetherstone

Should be allowed the facilities of a bar and restaurant. No members of the public should be permitted to casually drop in that should be made very clear.

2) 9) a license is granted the midnight hour should be reduced from 11am to 11pm to prevent the late night noise of traffic for people living close by.

3) Noise should only be heard within the boundaries of Mr. Wilber's property. Sounds echo and reverberate around the hills and for this reason it is important that the restriction of alcohol consumption should remain in place. Nobody wants to be discharged or kept awake by loud roaring

4) 9) music is required if alcohol is played quietly and not be played or piped out of doors for the obvious reasons of disturbance to local families.

The Protection of Children from Harm
5) Deprivation of sleep, due to noise pollution, would affect the health of children of the local school and many families close by. They all deserve uninterrupted sleep and especially at exam time.

Public Safety

6) There is no lighting on Waterhouse Lane, which is very narrow, so alcohol should only be sold to the residents of Waterhouse compromised. More traffic could cause further landslips. A major landslide has only just been repaired and from the north, the junction of Waterhouse Lane with the busy A36 is not an easy thing as there is a notorious blind spot which in itself is dangerous.

9) I hope that the Licensing Committee will consider these points with great sympathy.

*Tucking Mill Manor
Midford
Bath
BA2 7DB*

24 SEP 2013

Public Protection Officer Licensing
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

23rd September 2013

Dear Sir or Madam:

Licence application no 201319381

I would request this is restricted to a table licence only and not granted unless there is a caveat that this should not be a public bar. There already is one in this small village.

Monkton Combe is a traditional English village and noise funnels along the valley. Any noise must be restricted as far as possible so the only answer is likely to be to restrict consumption of alcohol to the inside of the property.

Access is a further issue....the access on to the A36 is on a blind corner.

Please reject this application unless the above points are taken in to consideration.

Yours faithfully

A solid black rectangular box redacting the signature of Ann H Stewart.

Ann H Stewart



20th September 2013

Public Protection Officer - Licensing
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts
BA14 8JN

23 SEP 2013

Dear Sir or Madam

Application by Waterhouse (Mr. & Mrs. S Wilsher) for license to sell alcohol application number 201319381

Monkton Combe is a peaceful and small village in the World Heritage site of Bath, thereby please do not grant the above license to sell alcohol unless:

Public Nuisance

1. The sale of alcohol to be restricted to residents and their guests from 11am to 11pm not midnight as young families live in the near vicinity. Mr Wilsher states in his letter from 17th May that he "will not be opening a public bar".
2. Noise needs to be kept within boundaries; therefore alcohol to be served inside the property would be preferable. This is because noise is easily heard within the Monkton Combe area.

Protection of children from harm

3. Local families have been kept awake already by a 21st party which was held at Waterhouse, if these events were held more regularly the health of children and others would suffer due to lack of sleep

Public Safety

4. Cars to be restricted to no more than 35 at one time on Waterhouse lane as it is an extremely narrow lane. It exits onto a major high way, and has caused various accidents in the past and therefore will likely do so in the future.

I hope that the Licensing Committee will take these points into consideration.

Yours Sincerely

Beatrice Moore

- 2 OCT 2013

The Old Mill
Mill Lane
Monkton Combe
Bath
BA2 7HD

28 September 2013

Ms Lisa Grant
Licensing Officer
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

Dear Ms Grant

Application No. 201319381 (Waterhouse) for an alcohol licence

Following Mr Wilsher's alcohol licence application submitted earlier in the year (which was strongly objected to with 80 letters of objection and over 100 signatures on a petition) and which he later withdrew, I understand he has submitted a new application.

I am writing to ask that the following conditions be applied should the application be granted:

The Prevention of Public Nuisance

- 1) That the sale of alcohol be limited to residents and their guests only and that there not be a bar or facilities open to the public. Mr Wilsher said to villagers in a letter following his last application that he will not be opening a public bar.
- 2) That the licence not be granted from 11.00 am until midnight, but until 11.00 pm, in consideration of neighbours and their children living very near by - of whom I am one. Also in relation to the increased traffic and people coming and going this would cause.
- 3) That any noise from the property and premises should not be able to be heard from outside the boundaries of Waterhouse. At night it is very quiet in the Monkton Combe valley - almost eerily so - it is possible to hear a pin drop, and we are used to living in peace and quiet, which is why we chose to live in Monkton Combe in the first place.

- 4) That any music played by Waterhouse in the bar should be played quietly inside the house only.

Public Safety condition

- 5) That traffic is limited to residents and their guests as:
- (i) It would not be a good idea for increased traffic and comings and goings along Waterhouse Lane, a narrow country lane that recently had a large landslip across it; and
 - (ii) Where the A36 turns into Waterhouse Lane is a dangerous, blind turning, and several accidents have taken place there in the past.

The protection of children from harm

- 6) I can hear loud base music when I'm trying to sleep, as during a 21st party held at Waterhouse and a wedding at Easter. I could hear the wedding speeches over the sound of our television in the evening, with our windows shut - the TV was actually drowned out by the speeches. The effects of noise pollution, and being unable to get to sleep, would affect my health and that of other families with both teenagers and younger children.

I have the right, under **Every Child Matters**, (DoH 2003), to be healthy, stay safe, and enjoy and achieve. This would be difficult with not enough sleep - I have to get up early for school at 6.30 am, and also on Saturdays for matches at school, so I would be tired if I hadn't had enough sleep - and wouldn't do so well in my exams.

Please consider these requests if you consider granting Waterhouse an alcohol licence.

Yours sincerely



Miss Bella Plumbly

27 SEP 2013

Waterhouse Licence
The Manor House
Mill Lane
Monkton Combe
Bath BA2 7HD

Public Protection Officer - Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

Application by Waterhouse (Mr & Mrs S Wilsher) for licence to sell alcohol
-Licence Application No. 201319381

We have heard that a hotel chain that Mr. Wilsher is attempting to interest in the purchase of his Waterhouse property, has stipulated that they will only consider a purchase if he is successful in obtaining an alcohol licence. Thus provision of such a licence opens the door to a chain hotel, focused more on profit than local considerations within a small geographically enclosed valley, and all the traffic and noise implications that are already of concern for a guest house like Waterhouse at the moment, will increase exponentially and the AONB valley and village may be affected by a national chain solely interested in making profit from what is currently a gentle natural valley.

The Prevention of Public Nuisance

1)

We therefore request that if you choose to issue a licence, the sale of alcohol is limited to bed and breakfast residents of Waterhouse only and not to non-residents, so bar or restaurant facilities will not be open to the public. Mr Wilsher categorically stated to residents of Monkton Combe in a letter dated 17th May 2013 and following his previous licence application withdrawal, that he "will not be opening a public bar". This may be because any forthcoming licence will enable his successor to open a public bar, and not him himself!

At the moment a Bath restaurant/catering facility, recently located in the city centre, is cooking breakfasts at the b&b. Their rental agreement in Bath is about to expire. Could it be that Mr Wilsher is planning to use Waterhouse to host a restaurant run by this company on his premises to enable the Bath restaurateur to have a base in this valley?
Is there any reason why Mr Wilsher cannot stay faithful to his original request to open a bed and breakfast at Waterhouse?
His initial request was for offices/conference centre, then a five bed roomed b&b...he now has a 13 bed roomed b&b and is going for hotel facilities... And may sell out to a big chain.

This is NOT what the residents of Monkton Combe were told by him to expect. His goal posts have moved a number of times in the past and so there is no reason to believe he will stop now, regardless of what he currently claims.

2)

We request that IF you decide to issue a licence, that it ends at 2300 to avoid disturbance of noise across the valley. As well as our own rights to the peace and quiet which has existed here since at least 1986 when we moved in, we are also a b&b and our guests have been coming to The Manor House for 25 years to seek peace and tranquility - an escape from their busy lifestyles. We are only three doors away from Waterhouse and it is not fair if their guests keep our guests awake. Ours are equally entitled to the quiet of the valley.

3)

Any noise from Mr Wilsher's property and premises is contained within the boundaries of the property, and is not audible from outside these boundaries (in line with the licence granted to nearby Combe Grove Manor). Noise travels very easily and rebounds off the surrounding hills through the silence of the Monkton Combe valley. Therefore, it is vital that any consumption of alcohol be limited to INSIDE the stone building itself and not inside a fabric marquee or glass

Waterhouse licence
conservatory, as noise will permeate these latter two.

4)
Any bar background music should be played quietly and only inside the building and not piped to the outside of the house, ie the glass conservatory or any fabric marquee erected in the gardens.

Public Safety

6) The sale of alcohol is to residents of Waterhouse only and not to non-residents as the increase of traffic along Waterhouse Lane, a narrow access lane, would pose an increased risk to the safety of local pedestrians, particularly at night as the road is unlit. It should also be noted that:

(i)
Any increase in traffic along Waterhouse Lane, could cause further landslips. A major landslide has very recently been repaired.

(ii)
The junction of Waterhouse Lane with the busy A36 is a notorious blind spot when approaching the turn-off from the north into the lane and has been the site of a number of accidents, one fatal.

We hope that the Licensing Committee will take these points into consideration and realise how much the valley will change if they allow this.

Yours faithfully,

Norman and Elizabeth Botton



26 SEP 2013

5 Church Cottages
Church Lane
Monkton Combe
Bath
Somerset BA2 7HB

23rd September 2013

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

Dear Sir / Madam

**Application by Waterhouse (Mr & Mrs S Wilsher) for a licence to sell alcohol –
Licence Application No. 201319381**

I am concerned that Mr Simon Wilsher is applying for a licence to sell alcohol on his premises following the recent withdrawal of his Entertainment/Licensing application due to the local community's objections a few months ago. I live directly opposite Waterhouse on the other side of the narrow valley and any noise from his premises can be heard from my property. I have lived here for five years in relative tranquility in an area of outstanding beauty and now feel very threatened by Mr Wilsher's application to sell alcohol and would not like to see this granted unless under strict terms that would ensure my continued enjoyment of living in Monkton Combe.

I would ask that under the **Prevention of Public Nuisance**, the licence is only granted:

- a) if the sale of alcohol is limited to Waterhouse residents only (i.e. people sleeping at the property) and not to the public. Mr Wilsher stated in a letter put through my door that he will not be opening a bar to the public. (Please see underlined in enclosed letter.)
- b) if the consumption of alcohol is limited within the house as noise from Waterhouse rebounds against the hills in the valley and travels very easily to my property. Failing this request, that any noise from Mr Wilsher's property and premises is contained within the property boundaries and is therefore not audible **from outside** these boundaries. (A licence granted to Combe Grove Manor incorporated these restrictions).
- c) if music in a bar is played quietly within the house and not played outside.
- d) if it is from 11.00 am to 11.00 pm, rather than until midnight so that there is no late night noise pollution to residents living nearby.

26 SEP 2013

With a view to Public Safety, I am asking you to consider that a licence only permits the sale of alcohol to residents of Waterhouse as should it include the public this would cause an increase in the amount of traffic along Waterhouse Lane thereby posing an increased risk to the safety of pedestrians. The lane is very narrow and does not have a pavement, also there has recently been a major landslip along the lane and the risk of another one is dramatically increased with a rise in traffic along the lane. An increase in the level of traffic also poses a risk of serious accidents at the junction of the lane with the A36 that sits on a precarious bend and has already been the site of several road accidents one of which caused fatalities.

Finally, I believe that should you grant this licence, Mr Wilshir can then apply for 12 Temporary Event Notices a year for an extension of licensing and entertainment hours which would seriously effect my enjoyment of my property due to the inevitable noise pollution that this would entail.

I urge the Licensing Committee to take these points into consideration

Yours faithfully

A large black rectangular redaction box covering the signature area of the letter.

26 SEP 2013



WATERHOUSE

17th May 2013

Dear Neighbour

Waterhouse Licencing Application

I apologise for the significant upset our application has caused. It is my responsibility at the end of the day and I can only say our intentions were good. We followed the wrong advice. That was a mistake and, following a meeting with Simon Coombe & Peter Wyatt of the Limply Stoke Parish Council and Gavin Douglas from Monkton Combe Parish Council, we have listened to your understandable concerns and have withdrawn this application.

We have a lot to consider in the light of our recent experience. We need to make Waterhouse wash its face and we need to do it in a way that more adequately takes our neighbours in to account.

Once we have given it this thought we will discuss it with Parish Councillors and Monkton School before deciding anything.

The only thing we believe we should do now is apply for a liquor licence so our guests can enjoy a quiet drink with their meals and on the terrace. We will not be opening a public bar.

You have my assurance that we intend to work with you to maintain this beautiful and peaceful environment. If you have any questions, please do not hesitate to call me on [REDACTED]

Again, my apologies

[REDACTED]
Simon Wilsher

26 SEP 2013

4 Church Cottages
Church Lane
Monkton Combe
BATH BA2 7HB
24th September 2013

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
Bythesea Road
Trowbridge
Wilts BA14 8JN

Dear Sir/Madam,

**Application by Waterhouse (Mr & Mrs S Wilsher) for licence to sell alcohol –
Licence Application No. 201319381**

Monkton Combe is a very small village in an area of outstanding natural beauty, set within green belt and vulnerable to environmental issues affecting the quality of life of its residents. I am therefore requesting that the above licence to sell alcohol is not granted unless:

The Prevention of Public Nuisance

1. The sale of alcohol is limited to residents of Waterhouse only and **not** to non-residents, so that a bar or restaurant facilities will not be open to the public. Mr Wilsher categorically stated to residents of Monkton Combe in a letter dated 17th May 2013 and following his previous licence application withdrawal, that he “will not be opening a public bar”. It is therefore a requirement that Mr. Wilsher accepts the same undertaking in this application.
2. Any licence granted is from 11.00 am to 11.00 pm, rather than until midnight in order to reduce any late night noise nuisance to families living nearby as a result of traffic and people coming and going.
3. Any noise from Mr Wilsher’s property and premises is contained within the boundaries of the property, and is not audible **from outside** these boundaries (in line with the licence granted to nearby Combe Grove Manor). Noise propagates extremely easily throughout the Monkton Combe valley reverberating off hills and affecting the village and its surroundings. Therefore, it is vital that any consumption of alcohol be limited to inside the property to prevent noise propagating to the local community.
4. Any bar background music should be played quietly, only inside the permanent buildings and not transmitted to the exterior of the permanent buildings by whatever means.

The Protection of Children from Harm

5. Noise must not be allowed to propagate to local residents. The effects of continuous noise pollution, and the inability to sleep, would particularly affect the health of several

families living nearby. During a recent 21st birthday party held at Waterhouse, local residents were kept awake. 'Every Child Matters', (DH 2003), states that every child has the right to:

- Be healthy
- Stay safe
- Enjoy and achieve

Sleep deprivation seriously affects these rights. All children need a good night's sleep in order to perform happily and productively each day, to maintain their health, and avoid accidents through tiredness. Older children and teenagers would also be affected by lack of sleep due to disruptive noise, which undoubtedly would affect their ability to achieve on a daily basis in school and during exams.

Public Safety

6. The sale of alcohol is to residents of Waterhouse only and **not** to non-residents as the increase of traffic along Waterhouse Lane, a narrow access lane, would pose an increased risk to the safety of local pedestrians, particularly at night as the road is unlit. It should also be noted that:
 - (i) Any increase in traffic along Waterhouse Lane, could cause further landslips. A major landslide has very recently been repaired.
 - (ii) The junction of Waterhouse Lane with the busy A36 is a notorious blind spot when approaching the turn-off from the north into the lane and has been the site of a number of accidents, one fatal.
 - (iii) Any increase of traffic along Waterhouse Lane could hinder access for emergency vehicles.

I trust the Licensing Committee will take these points into consideration.

Yours faithfully

A solid black rectangular box redacting the signature of Caroline Hunt.

Caroline Hunt

26 SEP 2013

2. Station Cottages
Mill Lane
Monkton Combe
Bath. BA2 7HD

22 September 2013

Dear Sir/Madam,

In respect of the application by Waterhouse /Mr.Mrs.Wilsher for a licence to sell alcohol - Licence Application No:201319381 - I would like to take this opportunity to voice my concerns.

I have lived in Monkton Combe for 63 years and, in all that time, Waterhouse has been an integral part of our community because it blended in with the general peace and quiet of the area.

Therefore, I feel that any licence granted should only be done with the relevant restrictions in place to protect that peace and quiet.

Mr. Wilsher has already stated that he is not opening a public bar so keeping the sale of alcohol to residents only and between the hours of 11am-11pm should satisfy his needs and provide some protection to local residents from late night noise.

Also, music and general noise should surely be kept within the building itself - the Monkton Combe valley has a unique way of reverberating sound back and forth, amplifying as it goes, so any exterior noise from Waterhouse has an immediate impact on the village !

The possibility of alcohol sales to non-residents also risks an increase in traffic on Waterhouse Lane - a nightmare for local residents and pedestrians alike, not to mention dangerous!

So I hope my concerns will be taken into account.

Yours Faithfully,



Christa Demski (Mrs.)

24 SEP 2013

Dunelm House
Mill Lane
Monkton Combe
BATH
BA2 7HD
22nd Sept 2013

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

Dear Sir/Madam

**Application by Waterhouse (Mr & Mrs S Wilsher) for licence to sell alcohol –
License Application No. 201319381**

In common with several residents in the immediate vicinity, I am writing to raise concerns over the granting of this license as requested on the following grounds.

The Prevention of Public Nuisance

The sale of alcohol should be restricted to residents of Waterhouse and their guests i.e. any bar or restaurant facilities should not be open to the public - as indeed has been promised by the owner in a previous communication.

The license requests availability between 11 am to 12 pm, 7days a week. I think this is excessive and should be cut back to 11pm (in the same way as the public house on the Monkton side of the valley) in order to reduce any late night noise nuisance to families living in the vicinity.

I hope that the Licensing Committee will take these points into consideration.

Yours faithfully,



Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

26 SEP 2013

Dear Sirs,

Application by Waterhouse (Mr & Mrs S Wilsher) for licence to sell alcohol – Licence Application No. 201319381

You are already aware from previous applications that Monkton Combe is a very small village set in green belt, in a designated area of outstanding natural beauty. Therefore we are requesting that the above licence to sell alcohol be refused, unless subject to the following strict provisos:

The Prevention of Public Nuisance

- 1) The sale of alcohol is limited to residents of Waterhouse only and **not** to non-residents, so a bar or restaurant facilities will not be open to the public. Mr Wilsher categorically stated to residents of Monkton Combe in a letter dated 17th May 2013 and following his previous licence application withdrawal, that he “will not be opening a public bar”.
- 2) Any licence granted is from 11.00 am to 11.00 pm, rather than until midnight in order to reduce any late night noise nuisance to families living nearby as a result of traffic and people coming and going.
- 3) Any noise from Mr Wilsher’s property and premises is contained within the boundaries of the property, and is not audible **from outside** these boundaries (in line with the licence granted to nearby Combe Grove Manor). Noise travels very easily and rebounds off the surrounding hills throughout the Monkton Combe valley. Therefore, it is vital that any consumption of alcohol be limited to inside the property to prevent unacceptable noise levels to the local community.

Any bar background music should be played quietly and only inside the building and not piped to the outside of the house.

The Protection of Children from Harm

- 4) The effects of continuous noise pollution, and the inability to sleep, would particularly affect the health of several families living nearby. During a recent 21st birthday party held at Waterhouse, local residents were kept awake. 'Every Child Matters', (DH 2003), states that every child has the right to:

- Be healthy
- Stay safe
- Enjoy and achieve

Sleep deprivation seriously affects these rights. All children need a good night's sleep in order to perform happily and productively each day, to maintain their health, and avoid accidents through tiredness. Older children and teenagers would also be affected by lack of sleep due to disruptive noise, which undoubtedly would affect their ability to achieve on a daily basis in school and during exams.

Public Safety

- 6) The sale of alcohol is to residents of Waterhouse only and **not** to non-residents as the increase of traffic along Waterhouse Lane, a narrow access lane, would pose an increased risk to the safety of local pedestrians, particularly at night as the road is unlit. It should also be noted that:
- (i) Any increase in traffic along Waterhouse Lane, could cause further landslips. A major landslide has very recently been repaired.
 - (ii) The junction of Waterhouse Lane with the busy A36 is a notorious blind spot when approaching the turn-off from the north into the lane and has been the site of a number of accidents, one fatal.

We would strongly request that the Licensing Committee will take these points into consideration.

Yours faithfully,



M A J & Mrs R D Dewar
2, Fox Cottages,
Monkton Combe, BA2 7EX

24.9.13

24 SEP 2013

**No 4 Tucking Mill Cottages
Midford
Bath
BA2 7DB**

**Public Protection Officer Licensing
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN**

23rd September 2013

Dear Sir or Madam:

Licence application no 201319381

Monkton Combe lies in an Area of Outstanding Natural Beauty where noise travels along the valley.

I object to the above application on the grounds of noise/public nuisance, and public safety with poor access on to the A36.

Yours faithfully

A black rectangular redaction box covering the signature of Dr M S Shepherd.

Dr M S Shepherd

27 SEP 2013

'Yaffles'
Summer Lane
Combe Down
Bath
BA2 7EU
United Kingdom

Public Protection officer – Licensing
Planning Services, Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

26th September 2013

Dear Sir/Madam

**Application by Waterhouse (Mr and Mrs S Wilsher) for licence to sell alcohol –
Licence Application No. 201319381**

We write to oppose the granting of the above Licence Application in its present form.

We understand that in a letter dated 17th May 2013, addressed to residents of Monkton Combe, Mr Wilsher stated that he “will not be opening a public bar”. If that is the case, to whom will he sell alcohol? Presumably to guests holding private functions.

Our concern is that these will be noisy events. The village is between two hills and loud noises reverberate. There has already been a problem with disturbance from a noisy 21st birthday party held at Waterhouse. Such events are usually combined with the playing of loud music.

Any licence granted must limit the closing time to 11.00 pm so as not to disturb the sleep of local residents. We think particularly here of the several hundred pupils of Monkton Combe School.

Although we live higher up the valley from the village, noise does travel in the bowl of hills and we therefore add our concerns regarding noise.

We request that the Licensing Committee will not grant this application.

Yours faithfully,



David and Jill Dunkerley

Crowlands

27 SEP 2013

Ref. Licence Application

201319381

Waterhouse.

Monkton Combe

Bath BA2 7HX

Wednesday Sept 25th

Dear Sir/Madam,

If you should grant the above licence, please ensure that

- (i) the sale of alcohol is limited to Waterhouse residents only
- (ii) the licence is restricted to twelve hours - 11.00 am - 11 pm.

(iii) none is contained within the boundaries of Waterhouse.

Thankfully Mr. Wilsher seems keen to work with us to maintain the peace and beauty of our environment.

Yours faithfully

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

Dear Sir/Madam

**Application by Waterhouse (Mr & Mrs S Wilsher) for licence to sell alcohol –
Licence Application No. 201319381**

Monkton Combe is a very small village in an area of outstanding natural beauty and set within green belt, so I am requesting that the above licence to sell alcohol is not granted unless:

The Prevention of Public Nuisance

- 1) The sale of alcohol is limited to residents of Waterhouse only and **not** to non-residents, so a bar or restaurant facilities will not be open to the public. Mr Wilsher categorically stated to residents of Monkton Combe in a letter dated 17th May 2013 and following his previous licence application withdrawal, that he “will not be opening a public bar”.
- 2) Any licence granted is from 11.00 am to 11.00 pm, rather than until midnight in order to reduce any late night noise nuisance to families living nearby as a result of traffic and people coming and going.
- 3) Any noise from Mr Wilsher’s property and premises is contained within the boundaries of the property, and is not audible **from outside** these boundaries (in line with the licence granted to nearby Combe Grove Manor). Noise travels very easily and rebounds off the surrounding hills throughout the Monkton Combe valley. Therefore, it is vital that any consumption of alcohol be limited to inside the property to prevent unacceptable noise levels to the local community.
- 4) Any bar background music should be played quietly and only inside the building and not piped to the outside of the house.

The Protection of Children from Harm

- 5) The effects of continuous noise pollution, and the inability to sleep, would particularly affect the health of several families living nearby. During a recent 21st birthday party held at Waterhouse, local residents were kept awake. ‘Every Child Matters’, (DH 2003), states that every child has the right to:

- Be healthy
- Stay safe
- Enjoy and achieve

Sleep deprivation seriously affects these rights. All children need a good night's sleep in order to perform happily and productively each day, to maintain their health, and avoid accidents through tiredness. Older children and teenagers would also be affected by lack of sleep due to disruptive noise, which undoubtedly would affect their ability to achieve on a daily basis in school and during exams.

Public Safety

- 6) The sale of alcohol is to residents of Waterhouse only and **not** to non-residents as the increase of traffic along Waterhouse Lane, a narrow access lane, would pose an increased risk to the safety of local pedestrians, particularly at night as the road is unlit. It should also be noted that:
 - (i) Any increase in traffic along Waterhouse Lane, could cause further landslips. A major landslide has very recently been repaired.
 - (ii) The junction of Waterhouse Lane with the busy A36 is a notorious blind spot when approaching the turn-off from the north into the lane and has been the site of a number of accidents, one fatal.

I hope that the Licensing Committee will take these points into consideration.

Yours faithfully,



FIONA RYALL
S SE MICHAELS COURT
MONKTON COMBE
BATH BA27HA
25/9/2013

26 SEP 2013

5, Mill Lane,
Monkton Combe,
BA2 7HD
24.09.2013

The Licensing Officer,
Wiltshire Council Licensing Department,
County Hall,
Bythesea Road,
Trowbridge, BA14 8JN

**Ref: 201319381 Simon Wilsher – Premises Licence Application – Waterhouse,
Monkton Combe**

Dear Sir/Madam,

I am writing with reference to the above licence application, to express my concerns over the implications of granting such a licence. My concerns relate to potential Public Nuisance, but also Public (road) Safety .

Public Nuisance. As I understand the terms of application, the applicant wishes to be able to provide alcohol until 12 midnight, up to seven days per week, and to hold up to 10 'events' (unspecified) per year.

Situated as the premises are, in the bowl of Monkton Combe valley, there is potential for noise nuisance arising from this, unless (a) sale of alcohol is restricted to residents only, and (b) restrictions are placed on the extent and hours to which the grounds can be used for such purposes.

The village of Monkton Combe is still a quiet rural village where people come for peace and tranquillity. This peace could easily be shattered by noisy events at the heart of the valley. I would hope that alcohol sales be restricted to 10.30 or 11 p.m. and that noise restrictions be placed on any consumption in the grounds, such that neighbouring properties are not affected.

Because of the peculiar acoustic in this valley, sounds carry easily from one side to the other, particularly when the sound source is in line of sight. Many of the residents in this village can clearly see Waterhouse, and so would be most affected by any disturbance from that direction.

Public Safety. I would be very concerned at any increase in the number of vehicles trying to arrive at Waterhouse, were licensing open to the general public. The only access being from the A36 Warminster Road, any such traffic would need to negotiate the dangerous junction to the south of the Limpley Stoke viaduct. This is a difficult and hazardous turn especially from the north. There is therefore a serious road safety issue associated with any licensed activity or events at Waterhouse.

Should the council see fit to grant a licence, I hope that appropriate restrictions such as I have suggested be imposed.

Yours Faithfully

Frank M. Dunn

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

25 September 2013

Dear Sir/Madam

Application by Waterhouse (Mr & Mrs S Wilsher) for licence to sell alcohol – Licence Application No. 201319381

As I am sure you will be aware, Monkton Combe is a very small village in an area of outstanding natural beauty set within green belt and I am keen to ensure that the tranquility of this area is preserved. Therefore, with reference to the above application, I am writing to request that the licence to sell alcohol is not granted unless the conditions of that licence are such as to ensure that the pleasure of the (transitory) residents of Waterhouse does not override the right of Monkton Combe residents to enjoy their surroundings in peace and quiet. Accordingly, I suggest that:

The Prevention of Public Nuisance

- 1) The sale of alcohol is limited to residents of Waterhouse only and **not** to non-residents, thus no bar nor restaurant facilities will be open to the public. Mr Wilsher categorically stated to residents of Monkton Combe in a letter dated 17th May 2013 and following his previous licence application withdrawal, that he “will not be opening a public bar”.
- 2) Any licence granted is from 11.00 am to 11.00 pm, rather than until midnight in order to reduce any late night noise nuisance to families living nearby as a result of traffic, and people coming and going.
- 3) Any noise from Mr Wilsher’s property and premises is contained within the boundaries of the property, and is not audible **from outside** these boundaries (in line with the licence granted to nearby Combe Grove Manor). Noise travels very easily and rebounds off the surrounding hills throughout the Monkton Combe valley; it is vital, therefore, that any consumption of alcohol be restricted to the inside of the property to prevent unacceptable noise levels to the local community.
- 4) Any background music provided should be played quietly and only inside the building and not piped to the outside of the house.

Public Safety

- 5) The sale of alcohol is to residents of Waterhouse only and **not** to non-residents as the increase of traffic along Waterhouse Lane, a narrow access lane, would pose an increased risk to the safety of local pedestrians, particularly at night as the road is unlit. It should also be noted that:
- (i) Any increase in traffic along Waterhouse Lane, could cause further landslips. A major landslide has very recently been repaired.
 - (ii) The junction of Waterhouse Lane with the busy A36 is a notorious blind spot when approaching the turn-off from the north into the lane and has been the site of a number of accidents, one fatal.

I hope that the Licensing Committee will take these points into consideration.

Yours faithfully,



Dr I S Giles
14 Dale House
St Michael's Court
Monkton Combe
Bath BA2 7ES

Fayard House
Waterhouse Lane
Monkton Combe
BA2 7JA

20 SEP 2013

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

Dear Sir/Madam

**Application by Waterhouse (Mr & Mrs S Wilsher) for licence to sell alcohol –
Licence Application No. 201319381**

Monkton Combe is a very small village in an area of outstanding natural beauty and set within green belt, so I am requesting that the above licence to sell alcohol is not granted unless:

The Prevention of Public Nuisance

- 1) The sale of alcohol is limited to residents of Waterhouse only and **not** to non-residents, so a bar or restaurant facilities will not be open to the public. Mr Wilsher categorically stated to residents of Monkton Combe in a letter dated 17th May 2013 and following his previous licence application withdrawal, that he “will not be opening a public bar”.
- 2) Any licence granted is from 11.00 am to 11.00 pm, rather than until midnight in order to reduce any late night noise nuisance to families living nearby as a result of traffic and people coming and going.
- 3) Any noise from Mr Wilsher’s property and premises is contained within the boundaries of the property, and is not audible **from outside** these boundaries (in line with the licence granted to nearby Combe Grove Manor). Noise travels very easily and rebounds off the surrounding hills throughout the Monkton Combe valley. Therefore, it is vital that any consumption of alcohol be limited to inside the property to prevent unacceptable noise levels to the local community.
- 4) Any bar background music should be played quietly and only inside the building and not piped to the outside of the house.

The Protection of Children from Harm

- 5) The effects of continuous noise pollution, and the inability to sleep, would particularly affect the health of several families living nearby. During a recent 21st birthday party held at Waterhouse, local residents were kept awake. 'Every Child Matters', (DH 2003), states that every child has the right to:
- Be healthy
 - Stay safe
 - Enjoy and achieve

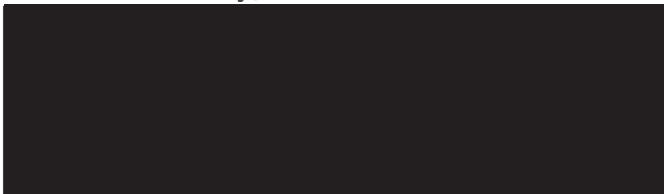
Sleep deprivation seriously affects these rights. All children need a good night's sleep in order to perform happily and productively each day, to maintain their health, and avoid accidents through tiredness. Older children and teenagers would also be affected by lack of sleep due to disruptive noise, which undoubtedly would affect their ability to achieve on a daily basis in school and during exams.

Public Safety

- 6) The sale of alcohol is to residents of Waterhouse only and **not** to non-residents as the increase of traffic along Waterhouse Lane, a narrow access lane, would pose an increased risk to the safety of local pedestrians, particularly at night as the road is unlit. It should also be noted that:
- (i) Any increase in traffic along Waterhouse Lane, could cause further landslips. A major landslide has very recently been repaired.
 - (ii) The junction of Waterhouse Lane with the busy A36 is a notorious blind spot when approaching the turn-off from the north into the lane and has been the site of a number of accidents, one fatal.
 - (iii) Increased traffic on Waterhouse Lane, a single track road, could impede the access of emergency vehicles. The resident of Fayard House is 98 years old and requires daily care. He also walks along the Lane on a daily basis and is very unsteady on his feet. He finds vehicles very difficult to deal with; moving to the verge of the road to avoid traffic could cause him to lose his balance and fall.

I hope that the Licensing Committee will take these points into consideration.

Yours faithfully,



HILARY S K GRANT

Public Protection officers/licensing
Planning Services
Wiltshire Council
County Hall
Bythesea road, Trowbridge

30 SEP 2013

Ian Bygraves
6 Church Cottages
Marlton Corbe
BA2 7HB

Dear Sir/Madam, 27th Sept 2013

Re Waterhouse planning application 201319381

As a resident of Marlton Corbe I would like to object the above application, as I believe this will cause undue disturbance to the valley especially as the noises travel across the valley from any outdoor events and extra traffic noises at night will disturb the piece.

Yours Faithfully



Ian Bygraves

27 SEP 2013

2. Station Cottages
Mill Lane
Monkton Combe
Bath. BA2 7HD

22 September 2013

Dear Sir/Madam,

I am writing with regard to the application by Waterhouse /Mr.Mrs.Wilsher for a licence to sell alcohol - Licence Application No:201319381 - to express my concerns.

Whilst I appreciate the requirements of Waterhouse as a business, it is situated in a peaceful, country location - the very reason most of us choose to live here (I myself am the last 'Monkton' resident actually born here in the village almost 58 years ago!) - and surely any licence granted should take that into account?

I would request that the sale of alcohol be limited to residents only (that should pose no problem as Mr. Wilsher has stated in writing that he will not be opening a public bar) and that it should be restricted to the hours of 11am-11pm, reducing the risk of late-night noise nuisance.

I would also ask that any music or other noise be restricted to within the building itself and not be audible from outside - the acoustics of this valley are both unusual and spectacular (as any resident will testify!) and the noise we have been subjected to from two previous Waterhouse events was appalling. Any repeat of that would make life unbearable.

There is also a major concern that the sale of alcohol to non-residents would inevitably lead to an increase in traffic on Waterhouse Lane, which would pose a serious threat to pedestrians and possibly lead to further land slippage.

I have lived here all of my life and Waterhouse has always been an asset to our community, both as a private residence and as a residential home.

With the correct licensing restrictions in place, it could continue to be so - rather than the public nuisance it threatens to become.

I hope the Licensing Committee will take my concerns into consideration.

Yours Faithfully,



Ingrid C. Demski

Mr. J. DeCesare
The Orchard,
Monkton Combe,
Bath, BA2 7HX

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

24th September 2013

Dear Sir/Madam

**Application by Waterhouse (Mr & Mrs S Wilsher) for licence to sell alcohol –
Licence Application No. 201319381**

Monkton Combe is a very small village in an area of outstanding natural beauty and set within green belt, so I am requesting that the above licence to sell alcohol is not granted unless:

The Prevention of Public Nuisance

- 1) The sale of alcohol is limited to residents of Waterhouse only and **not** to non-residents, so a bar or restaurant facilities will not be open to the public. Mr Wilsher categorically stated to residents of Monkton Combe in a letter dated 17th May 2013 and following his previous licence application withdrawal, that he “will not be opening a public bar”.
- 2) Any licence granted is from 11.00 am to 11.00 pm, rather than until midnight in order to reduce any late night noise nuisance to families living nearby as a result of traffic and people coming and going.
- 3) Any noise from Mr Wilsher’s property and premises is contained within the boundaries of the property, and is not audible **from outside** these boundaries (in line with the licence granted to nearby Combe Grove Manor). Noise travels very easily and rebounds off the surrounding hills throughout the Monkton Combe valley. Therefore, it is vital that any consumption of alcohol be limited to inside the property to prevent unacceptable noise levels to the local community.
- 4) Any bar background music should be played quietly and only inside the building and not piped to the outside of the house.

The Protection of Children from Harm

- 5) The effects of continuous noise pollution, and the inability to sleep, would particularly affect the health of several families living nearby. During a recent 21st birthday party held at Waterhouse, local residents were kept awake. 'Every Child Matters', (DH 2003), states that every child has the right to:
- Be healthy
 - Stay safe
 - Enjoy and achieve

Sleep deprivation seriously affects these rights. All children need a good night's sleep in order to perform happily and productively each day, to maintain their health, and avoid accidents through tiredness. Older children and teenagers would also be affected by lack of sleep due to disruptive noise, which undoubtedly would affect their ability to achieve on a daily basis in school and during exams.

Public Safety

- 6) The sale of alcohol is to residents of Waterhouse only and **not** to non-residents as the increase of traffic along Waterhouse Lane, a narrow access lane, would pose an increased risk to the safety of local pedestrians, particularly at night as the road is unlit. It should also be noted that:
- (i) Any increase in traffic along Waterhouse Lane, could cause further landslips. A major landslide has very recently been repaired.
 - (ii) The junction of Waterhouse Lane with the busy A36 is a notorious blind spot when approaching the turn-off from the north into the lane and has been the site of a number of accidents, one fatal.

I hope that the Licensing Committee will take these points into consideration.

Yours faithfully,



Littledale
Mill Lane
Monkton Combe
Bath
BA2 7HD

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire BA14 8JN

26 SEP 2013

26 SEP 2013

25 September 2013

Dear Sir/Madam,

Alcohol Entertainment Licensing Application No 201319381 – Waterhouse (Mr & Mrs S Wilshire)

The above applicants seek an alcohol licence for 7 days a week from 1100 hours to midnight. The licence would allow 10 events a year to be held in Waterhouse.

Waterhouse sits on the south side of the Monkton Combe valley, part of the Cotswold Area of Outstanding Natural Beauty, and directly faces the centre of Monkton Combe village. The valley is narrow and steep-sided: noise travels very easily and rebounds off surrounding slopes.

We therefore request that, if granted, an alcohol licence contain the following restrictions:

Prevention of Public Nuisance

- The sale of alcohol be limited to residents of Waterhouse only and not to non-residents. As a result, bar or restaurant facilities should not be open to the general public.
- The licence be granted from 1100 hrs to 2300 hours in order to reduce late night noise nuisance to local households.
- The consumption of alcohol be limited to inside the property to prevent unacceptable noise levels disturbing neighbours.
- Any bar background music be played quietly and only inside the building so that it is not audible to neighbours.
- Any noise from Waterhouse be contained within the boundaries of the property. It should not be audible from outside these boundaries (in line with the licence granted to the Combe Grove Manor on the north side of the valley).

During a 21st birthday party at Waterhouse in April, we experienced anti-social noise levels: getting sleep required windows to be closed and earplugs used.

We are also mindful of the following:

Protection of Children from Harm

“Every Child Matters” (DH 2003) states that every child has: the right to be healthy, stay safe, and to enjoy and achieve. Noise from Waterhouse would disrupt children’s sleep and, undoubtedly, have a detrimental effect on their ability to do their best at school and in exams.

We also believe that the older, retired residents of Monkton Combe should have the right to the quiet enjoyment of their surroundings, as should all visitors to the valley.

Public Safety

If alcohol was to be sold to non-residents, it would lead to greater traffic flows to and from Waterhouse. This would create an increased risk to the safety of pedestrians given that Waterhouse Lane is narrow, unlit and without a pavement. More traffic could also risk further landslips in the lane as well as increase the chances of an accident at the A36/Waterhouse Lane junction, a blind spot that had already seen a number of accidents, one fatal.

We hope that the Licensing Committee will take all these points into consideration.

Yours faithfully

John and April Bagnall-Oakeley.

25-9-13

30 SEP 2013

I.D.G. & J. B. Franklin
Church Farm Barn
Monkton Combe
Bath BA2 7EX

Dear Sir or Madam,
ref: licence Application 201319381 by
water-house for licence to sell alcohol.

Regarding the above application, I
would request that the above licence
only be granted with the follow-
ing caveats;

1. That the sale of alcohol is
limited to residents of Water-
house only. Mr. Wilsher did
state, in a letter dated 17/5/13,
that he would not be opening
a public bar.
2. The licence only operates be-
tween the hours of 11am and
11pm in order to reduce any
late night noise nuisance.
3. Any noise from Waterhouse

be contained within the boundaries of the property as noise travels very easily within the valley of Mountain Lodge.

4. To this end, any music is only played within the property walls and not outside.

There are also issues of Public Safety to be considered by an increase in traffic.

There was a landslip along this lane very recently and the junction with A36 is a notorious blind spot.

I hope the Licensing Committee will take account of these issues,

Yours faithfully



Public Protection officer - Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge

20 SEP 2013

19.9.13

waterhouse
Licence No 201319381

Dear Sir/Madam

Please could I draw your attention to the dangers of the Junction of waterhouse lane and the A36. If a public Bar was to be opened at waterhouse. This Junction would be a problem it is right on a bend and the increase in traffic would be a danger to other road users. A Licence limiting Alcohol to residents only would be a better option.

[REDACTED]
Ingle Lane
Coronation Avenue
Bradford - on Avon
BA15 1AX

27 SEP 2013

Chamblee
Tulleys Hill
Monkton Combe
BA2 7HX
24/9/13

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

Dear Sir/Madam

**Application by Waterhouse (Mr & Mrs S Wilsher) for licence to sell alcohol –
Licence Application No. 201319381**

Monkton Combe is a very small village in an area of outstanding natural beauty and set within green belt, so I am requesting that the above licence to sell alcohol is not granted unless:

The Prevention of Public Nuisance

- 1) The sale of alcohol is limited to residents of Waterhouse only and **not** to non-residents, so a bar or restaurant facilities will not be open to the public. Mr Wilsher categorically stated to residents of Monkton Combe in a letter dated 17th May 2013 and following his previous licence application withdrawal, that he “will not be opening a public bar”.
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- 3) Any noise from Mr Wilsher’s property and premises is contained within the boundaries of the property, and is not audible **from outside** these boundaries (in line with the licence granted to nearby Combe Grove Manor). Noise travels very easily and rebounds off the surrounding hills throughout the Monkton Combe valley. Therefore, it is vital that any consumption of alcohol be limited to inside the property to prevent unacceptable noise levels to the local community.
- 4) Any bar background music should be played quietly and only inside the building and not piped to the outside of the house.

The Protection of Children from Harm

- 5) The effects of continuous noise pollution, and the inability to sleep, would particularly affect the health of several families living nearby. During a

recent 21st birthday party held at Waterhouse, local residents were kept awake. 'Every Child Matters', (DH 2003), states that every child has the right to:

- Be healthy
- Stay safe
- Enjoy and achieve

Sleep deprivation seriously affects these rights. All children need a good night's sleep in order to perform happily and productively each day, to maintain their health, and avoid accidents through tiredness. Older children and teenagers would also be affected by lack of sleep due to disruptive noise, which undoubtedly would affect their ability to achieve on a daily basis in school and during exams.

Public Safety

- 6) The sale of alcohol is to residents of Waterhouse only and **not** to non-residents as the increase of traffic along Waterhouse Lane, a narrow access lane, would pose an increased risk to the safety of local pedestrians, particularly at night as the road is unlit. It should also be noted that:
 - (i) Any increase in traffic along Waterhouse Lane, could cause further landslips. A major landslide has very recently been repaired.
 - (ii) The junction of Waterhouse Lane with the busy A36 is a notorious blind spot when approaching the turn-off from the north into the lane and has been the site of a number of accidents, one fatal.

I hope that the Licensing Committee will take these points into consideration.

Yours faithfully,



24 SEP 2013

Michael J.W. Lunt
Boyers
Summer Lane
Combe Down
Bath BA2 7EU
23rd September 2013

Dear Sir/Madam,

Licence Application by Waterhouse for Licence to sell Alcohol
Licence Application No. 201319381

Waterhouse wrote a circular to local residents on 17th May 2013 confirming the withdrawal from their previous application with regard to the proposed use of their property as a result of the serious concerns expressed to them by the Parish Councils of Limpley Stoke and Monkton Combe. In this circular they also stated that they were considering reapplying to yourselves "for a liquor licence so our guests can enjoy a quiet drink with their meals and on the terrace. We will not be opening a public bar.we intend to work with you to maintain this beautiful and peaceful environment"

We consider the request under the above application for a liquor licence from 11.00am to 12 midnight does not conform with their above declaration. We are therefore concerned that parties could be held late into the night creating an unacceptable noise disturbance into the early hours of the morning.

We therefore request that a licence to sell alcohol be granted only if restricted to an earlier closing time such as 10.30pm or at the very latest 11.00pm, if no opening of a public bar is allowed and if all noise from Mr Wilsher's property is contained within the boundaries of his property.

We hope that careful consideration of these points be given by the Wiltshire Licensing Committee.

Yours faithfully



M.J.W. Lunt

Public Protection Officer
Planning Officer
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire BA14 8JN

27 SEP 2013

Martin Cottage
Mill Lane
Monkton Combe
Bath
BA2 7HD

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire BA14 8JN

25 September 2013

Dear Sir/Madam,

Alcohol Entertainment Licensing Application No 201319381 – Waterhouse (Mr & Mrs S Wilshire)

The above applicants seek an alcohol licence for 7 days a week from 1100 hours to midnight. The licence would allow 10 events a year to be held in Waterhouse.

Waterhouse sits on the south side of the Monkton Combe valley, part of the Cotswold Area of Outstanding Natural Beauty, and directly faces the centre of Monkton Combe village. The valley is narrow and steep-sided: noise travels very easily and rebounds off surrounding slopes.

We therefore request that, if granted, an alcohol licence contain the following restrictions:

Prevention of Public Nuisance

- The sale of alcohol be limited to residents of Waterhouse only and not to non-residents. As a result, bar or restaurant facilities should not be open to the general public.
- The licence be granted from 1100 hrs to 2300 hours in order to reduce late night noise nuisance to local households.
- The consumption of alcohol be limited to inside the property to prevent unacceptable noise levels disturbing neighbours.
- Any bar background music be played quietly and only inside the building so that it is not audible to neighbours.
- Any noise from Waterhouse be contained within the boundaries of the property. It should not be audible from outside these boundaries (in line with the licence granted to the Combe Grove Manor on the north side of the valley).

During a 21st birthday party at Waterhouse in April, we experienced anti-social noise levels: getting sleep required windows to be closed and earplugs used.

We are also mindful of the following:

Protection of Children from Harm

“Every Child Matters” (DH 2003) states that every child has: the right to be healthy, stay safe, and to enjoy and achieve. Noise from Waterhouse would disrupt children’s sleep and, undoubtedly, have a detrimental effect on their ability to do their best at school and in exams.

We also believe that the older, retired residents of Monkton Combe should have the right to the quiet enjoyment of their surroundings, as should all visitors to the valley.

Public Safety

If alcohol was to be sold to non-residents, it would lead to greater traffic flows to and from Waterhouse. This would create an increased risk to the safety of pedestrians given that Waterhouse Lane is narrow, unlit and without a pavement. More traffic could also risk further landslips in the lane as well as increase the chances of an accident at the A36/Waterhouse Lane junction, a blind spot that had already seen a number of accidents, one fatal.

We hope that the Licensing Committee will take all these points into consideration.

Yours faithfully

Mark Bagnall-Oakeley

Atula Gor

30 SEP 2013

Martina Huntley - Boston
The Manor House
Monkton Cause
BATM BA27HD.

Public Protection Officer / Licensing
Planning Services
Wiltshire Council
County Hall
Bytrose Road
Trowbridge, Wilts, BA14 8JN.

Dear Sir / Madam,

Re: Waterhouse planning application,
License app no: 201319381.

Living next door but two to Waterhouse, I wish to register my objection to the Wiltshire's application for an alcohol license.

I do not wish to have the lovely peace and quiet of this valley which I have enjoyed all my life disturbed by alcohol filled noise from the gardens, conservatory & marquee of Waterhouse.

I am worried about extra traffic along Waterhouse Lane where a boy was killed in my aunt's name eight years ago.

The valley is very narrow & steep, and noise echoes throughout it, especially in the still of the night.

Yours faithfully

Page 94

MARTINA HUNTLEY.

3 South View
Monkton Combe
BATH
BA2 7EY

30 SEP 2013

Public Protection Officer – Licensing
Planning Services, Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

26th September 2013

Dear Sir/Madam

Application by Waterhouse (Mr & Mrs S Wilsher) for licence to sell alcohol – Licence Application No. 201319381

Monkton Combe is a very small village in an area of outstanding natural beauty and set within green belt, so I am requesting that the above licence to sell alcohol is not granted unless:

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- 4) Any bar background music should be played quietly and only inside the building and not piped to the outside of the house.

The Protection of Children from Harm

5) The effects of continuous noise pollution, and the inability to sleep, would particularly affect the health of several families living nearby. During a recent 21st birthday party held at Waterhouse, local residents were kept awake. 'Every Child Matters', (DH 2003), states that every child has the right to:

- Be healthy
- Stay safe
- Enjoy and achieve

Sleep deprivation seriously affects these rights. All children need a good night's sleep in order to perform happily and productively each day, to maintain their health, and avoid accidents through tiredness. Older children and teenagers would also be affected by lack of sleep due to disruptive noise, which undoubtedly would affect their ability to achieve on a daily basis in school and during exams.

Public Safety

6) The sale of alcohol is to residents of Waterhouse only and **not** to non-residents as the increase of traffic along Waterhouse Lane, a narrow access lane, would pose an increased risk to the safety of local pedestrians, particularly at night as the road is unlit. It should also be noted that:

- (i) Any increase in traffic along Waterhouse Lane, could cause further landslips. A major landslide has very recently been repaired.
- (ii) The junction of Waterhouse Lane with the busy A36 is a notorious blind spot when approaching the turn-off from the north into the lane and has been the site of a number of accidents, one fatal.

I hope that the Licensing Committee will take these points into consideration.

Yours faithfully,



Mathew Rowley

Iania Orgill

Martin Boden and Jane Knight,
The Barn,
Waterhouse Lane,
Monkton Combe BA2 7JA

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

Dear Sir or Madam,

**Re: Application by Waterhouse (Mr & Mrs S Wilsher) for licence to sell alcohol
– Licence Application No. 201319381**

We live in the house directly in front of Waterhouse and adjacent to the driveway used by traffic coming to and from those premises. We write to object to the above application on the following grounds:

- This very quiet hamlet is in an AONB, conservation area and directly opposite the peaceful village of Monkton Combe just across the valley. A late night alcohol licence will result in an increase in both noise and traffic (as it has done when events involving alcohol have been held there in the recent past) and will therefore create a public nuisance which is completely inappropriate given the area. We have two small children (ages 4 years and 16 months) and we do not wish their sleep to be disturbed any more than we do our own.
- Given a recent, much wider-reaching application (that was subsequently withdrawn) and previous declarations from the owners of Waterhouse, it is difficult to escape the conclusion that the granting of an alcohol licence would be a precursor to more regular and larger scale parties and events there.
- The single track lane, which contains just one agreed passing place along its 300 metre or so length from the junction with the A36, already presents dangers to vehicle users, horse riders and walkers (it is also a public footpath); this would be exacerbated by any increase in traffic. The lane is already in quite a poor state of repair, with several unattended potholes emerging in recent weeks. The recent land slippage to the northern (lower slope) edge resulted in the closure of the lane to walkers and a decision by the council not to send any large vehicles down the lane. Repair works are ongoing. Given the inadequate access/egress to/from Waterhouse Lane from the A36 (no signage or yellow box, mouth of the lane barely wide enough to allow two cars to pass), even the slightest increase in traffic would represent a risk to public safety.

We do not wish to appear completely intransigent, but are mindful of the possible further detrimental developments which might ensue given recent precedent. We may be prepared to consider withdrawing some or all of our objections if certain guarantees regarding the use and upkeep of the lane and the timings and scope of any licence granted were to be put in place. These would include limiting serving hours until 11 p.m., not midnight, and ensuring that the only people actually purchasing and consuming alcohol were residents enjoying a 'quiet drink' (i.e. no parties, weddings, discos, 'destination weekends' etc.). These would have to be sufficiently embedded so as not to be overturned by e.g. any future owners should Waterhouse be sold on. Under no circumstances should there be a 'public bar', and we would similarly resist any move towards establishing a restaurant serving meals to non-residents. We are not aware of any local residents in the hamlet of Waterhouse or the village of Monkton Combe who wish to hear loud chatter from the gardens of Waterhouse or music spilling out to disturb the late night tranquility when others are trying to sleep!

Thank you for your consideration of these matters. We look forward to hearing from you in due course.

Yours faithfully,

A solid black rectangular box redacting the signature of the sender.

Martin Boden and Jane Knight

Mrs. K. DeCesare
The Orchard,
Monkton Combe,
Bath, BA2 7HX

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

24th September 2013

Dear Sir/Madam

**Application by Waterhouse (Mr & Mrs S Wilsher) for licence to sell alcohol –
Licence Application No. 201319381**

Monkton Combe is a very small village in an area of outstanding natural beauty and set within green belt, so I am requesting that the above licence to sell alcohol is not granted unless:

The Prevention of Public Nuisance

- 1) The sale of alcohol is limited to residents of Waterhouse only and **not** to non-residents, so a bar or restaurant facilities will not be open to the public. Mr Wilsher categorically stated to residents of Monkton Combe in a letter dated 17th May 2013 and following his previous licence application withdrawal, that he “will not be opening a public bar”.
- 2) Any licence granted is from 11.00 am to 11.00 pm, rather than until midnight in order to reduce any late night noise nuisance to families living nearby as a result of traffic and people coming and going.
- 3) Any noise from Mr Wilsher’s property and premises is contained within the boundaries of the property, and is not audible **from outside** these boundaries (in line with the licence granted to nearby Combe Grove Manor). Noise travels very easily and rebounds off the surrounding hills throughout the Monkton Combe valley. Therefore, it is vital that any consumption of alcohol be limited to inside the property to prevent unacceptable noise levels to the local community.
- 4) Any bar background music should be played quietly and only inside the building and not piped to the outside of the house.

The Protection of Children from Harm

- 5) The effects of continuous noise pollution, and the inability to sleep, would particularly affect the health of several families living nearby. During a recent 21st birthday party held at Waterhouse, local residents were kept awake. 'Every Child Matters', (DH 2003), states that every child has the right to:
- Be healthy
 - Stay safe
 - Enjoy and achieve

Sleep deprivation seriously affects these rights. All children need a good night's sleep in order to perform happily and productively each day, to maintain their health, and avoid accidents through tiredness. Older children and teenagers would also be affected by lack of sleep due to disruptive noise, which undoubtedly would affect their ability to achieve on a daily basis in school and during exams.

Public Safety

- 6) The sale of alcohol is to residents of Waterhouse only and **not** to non-residents as the increase of traffic along Waterhouse Lane, a narrow access lane, would pose an increased risk to the safety of local pedestrians, particularly at night as the road is unlit. It should also be noted that:
- (i) Any increase in traffic along Waterhouse Lane, could cause further landslips. A major landslide has very recently been repaired.
 - (ii) The junction of Waterhouse Lane with the busy A36 is a notorious blind spot when approaching the turn-off from the north into the lane and has been the site of a number of accidents, one fatal.

I hope that the Licensing Committee will take these points into consideration.

Yours faithfully,



26 SEP 2013

The Old Mill
Mill Lane
Monkton Combe
Bath
BA2 7HD

22 September 2013

Ms Lisa Grant
Licensing Officer
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

Dear Ms Grant

Alcohol Licence Application No. 201319381 by Mr & Mrs Wilsher (Waterhouse)

Following Mr Wilsher's previous alcohol licence application which was strongly objected to, I understand that this subsequent application has been submitted on a revised basis. Mr Wilsher has permission to operate as a hotel, and it seems reasonable that an alcohol licence application should be consistent with the permission to operate as a hotel. On this basis, I am writing to ask that the following conditions apply should the application be granted. I would object to the granting of a licence that exceeded in scope the operation of Waterhouse as a hotel under its existing permission.

The Prevention of Public Nuisance

- 1) That the sale of alcohol be limited to residents and their guests only (not to exceed say with 15 rooms, for example, 35 people in number), ie that there not be a bar or facilities open to the public. Mr Wilsher, in his letter to residents of 17 May 2013 (copy attached) following his previous application withdrawal, stated that he "**will not be opening a public bar**" explicitly.
- 2) That the licence be granted from 11.00 am to 11.00 pm, not midnight, in consideration of the young families living very near by and in relation to traffic and people coming and going.
- 3) That any noise from the property and premises be contained within the boundaries of Mr Wilsher's property and premises, ie not be audible from outside these boundaries (which I believe was a condition for the licence granted for nearby Combe Grove Manor). Noise travels very easily in the Monkton Combe Valley, an area of outstanding natural beauty in green belt –

the only sounds usually audible at night are owls and occasionally a wild animal. To enable containment of noise, therefore, it would be preferable if a licence was granted with the stipulation that alcohol served is to be drunk inside the building only.

- 4) That any bar background music should be played quietly inside the building only, and not piped outside.

Public Safety condition

- 5) That traffic is limited to residents and their guests (35 people in total) at any one time as stated above, due to both:
- (i) Vehicle movements/increase in traffic along Waterhouse Lane, an unstable small country lane that has just had a major landslip across it repaired; and
 - (ii) The junction of Waterhouse Lane with the A36, a notorious blind turn-off and site of a fatality and number of previous accidents.

The protection of children from harm

- 6) The effects of continuous noise pollution, and being unable to get to sleep, would particularly affect the health of families living very near by (at least three with very young children, including a baby). During a 21st party and wedding recently both held at Waterhouse, local residents were kept awake. *Every Child Matters*, (Department of Health 2003), states that every child has the right to be healthy, stay safe, and enjoy and achieve. This would not be possible with sleep deprivation – and with the extra stress caused on parents, safety regarding children's care would be compromised. I work full-time, getting up at about 6.30 am each morning (in time for the school run too), and I need to go to bed and sleep reasonably early, ie by 10.30 pm in order to feel refreshed for a stressful and demanding job the next morning. One of the major results of sleep deprivation is accidents, such as that whilst driving a car. Older children and teenagers such as our daughter and son would also be affected by noise, particularly the right to 'enjoy and achieve' – which they would not be able to do if they couldn't get to sleep after revising for their exams.

I hope that the Licensing Committee will take these points into consideration.

Yours sincerely



Mrs K Plumbly



WATERHOUSE

26 SEP 2013

17th May 2013

Dear Neighbour

Waterhouse Licencing Application

I apologise for the significant upset our application has caused. It is my responsibility at the end of the day and I can only say our intentions were good. We followed the wrong advice. That was a mistake and, following a meeting with Simon Coombe & Peter Wyatt of the Limply Stoke Parish Council and Gavin Douglas from Monkton Combe Parish Council, we have listened to your understandable concerns and have withdrawn this application.

We have a lot to consider in the light of our recent experience. We need to make Waterhouse wash its face and we need to do it in a way that more adequately takes our neighbours in to account.

Once we have given it this thought we will discuss it with Parish Councillors and Monkton School before deciding anything.

Mr Wilsher has not done this

The only thing we believe we should do now is apply for a liquor licence so our guests can enjoy a quiet drink with their meals and on the terrace. We will not be opening a public bar.

You have my assurance that we intend to work with you to maintain this beautiful and peaceful environment. If you have any questions, please do not hesitate to call me on [REDACTED]

Again, my apologies

[REDACTED]
Simon Wilsher

25 SEP 2013

[REDACTED]

Public Protection Offices - Licensing
Planning Services
Wiltshire Council
County Hall
Bythorpe Rd
Trowbridge BA14 8JN

22nd September 2013

Dear Sir/Madam

Application by Walthouse (Mr & Mrs S. Wether)
for licence to sell alcohol - licence Application
no. 2013A381

I oppose the licence application because

1. He is applying for a licence from 11am till midnight. This is too late as many families live adjacent to his property ~ this will keep children awake. Noise pollution & the inability to sleep will affect the health of several families nearby. 11am - 11pm is quite sufficient.

2. The sale of alcohol is limited to residents of Waterhouse only & not to a bar open to the public, which he states he will do in his letter of 17th May 2013.

3. A bar open to the public would make extra noise & would increase the traffic on a very dangerous bend on the A36. The junction of Waterhouse Lane & A36 is a notorious blind spot & has been the site of previous accidents.

Please limit any approval to include no noise audible from outside these boundaries (in line with the licence granted to Conbe Grove Manor). We live in a peaceful greenbelt valley but any noise in the valley echos a great distance.

Yours faithfully,

(SIGNED S. L. MOORE)

25 Brock Street
Bath
BA1 2LN

24th September 2013

25 SEP 2013

Public Protection Officer – Licensing
Planning Services
Wiltshire Council – County Hall
Bythesea Road
Trowbridge
Wiltshire BA14 8JN

Dear Sir

**Waterhouse – for License to sell alcohol
License Application Ref. 201319381**

I am writing to strongly object to the proposed granting of an alcohol license to sell to non residents to the operators of the above property.

Monkton Combe village is a very small village in an area of outstanding natural beauty and set within green belt. The proposed plans will, without doubt, increase noise, nuisance, traffic activity and potential road danger to the residents and in particular, school children of the village.

Monkton Combe School is a well established and integral part of the village and I feel that the day pupils and more particularly the Boarders will be directly and adversely affected by these changes to the life of the village.

Any noise from Mr Wilsher's property and premises should be contained within the boundaries of the property, and not audible from outside. Therefore it is vital that any consumption of alcohol be limited to inside the property to prevent unacceptable noise levels to the local community, in particular the school children.

The public safety issue is a major concern. Waterhouse Lane is a narrow access road which has already been declared unsafe for pedestrians. Added to this is the A36 junction which has obscured vision and is potentially more hazardous to unfamiliar (i.e. non resident) traffic.

I hope that you will take seriously my objections and refuse this application.

Yours Faithfully


Nichola Eberlin

25 SEP 2013

*Monkton Court
Monkton Combe
Church Lane
Bath BA2 7EX*

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge Wilts BA14 8JN

20th September 2013

Dear Sir/Madam

**Application by Waterhouse (Mr & Mrs S. Wilsher) for licence to sell alcohol -
Licence Application No. 201319381**

I oppose the licence application. Please limit the sale of alcohol to Residents only and up to 11pm. I enclose a copy of Mr Wilsher's letter of 17th May which he wrote following withdrawal of his last application in which he clearly states "HOW SORRY HE IS FOR THE TROUBLE HE HAS CAUSED AND HE WILL NOT BE OPENING A PUBLIC BAR".

Please please read his letter.

How can he now apply for what he has after his letter.

Please limit any approval if you grant one to no noise beyond the boundaries of his property (there are young children living very nearby and some neighbour's houses within a few yards).

+ Noise travels across the Valley

The entry and exit on and off the A36 is very dangerous.

This is an area of outstanding natural beauty in the green belt.

Yours faithfully


P. Moore



17th May 2013

Dear Neighbour

Waterhouse Licencing Application

I apologise for the significant upset our application has caused. It is my responsibility at the end of the day and I can only say our intentions were good. We followed the wrong advice. That was a mistake and, following a meeting with Simon Coombe & Peter Wyatt of the Limply Stoke Parish Council and Gavin Douglas from Monkton Combe Parish Council, we have listened to your understandable concerns and have withdrawn this application.

We have a lot to consider in the light of our recent experience. We need to make Waterhouse wash its face and we need to do it in a way that more adequately takes our neighbours in to account.

Once we have given it this thought we will discuss it with Parish Councillors and Monkton School before deciding anything.

The only thing we believe we should do now is apply for a liquor licence so our guests can enjoy a quiet drink with their meals and on the terrace. We will not be opening a public bar.

You have my assurance that we intend to work with you to maintain this beautiful and peaceful environment. If you have any questions, please do not hesitate to call me on [REDACTED]

Again, my apologies

[REDACTED]
Simon Wilsher

Fayard House
Waterhouse Lane
Monkton Combe
BA2 7JA

20 SEP 2013

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

Dear Sir/Madam

**Application by Waterhouse (Mr & Mrs S Wilsher) for licence to sell alcohol –
Licence Application No. 201319381**

Monkton Combe is a very small village in an area of outstanding natural beauty and set within green belt, so I am requesting that the above licence to sell alcohol is not granted unless:

The Prevention of Public Nuisance

- 1) The sale of alcohol is limited to residents of Waterhouse only and **not** to non-residents, so a bar or restaurant facilities will not be open to the public. Mr Wilsher categorically stated to residents of Monkton Combe in a letter dated 17th May 2013 and following his previous licence application withdrawal, that he “will not be opening a public bar”.
- 2) Any licence granted is from 11.00 am to 11.00 pm, rather than until midnight in order to reduce any late night noise nuisance to families living nearby as a result of traffic and people coming and going.
- 3) Any noise from Mr Wilsher’s property and premises is contained within the boundaries of the property, and is not audible **from outside** these boundaries (in line with the licence granted to nearby Combe Grove Manor). Noise travels very easily and rebounds off the surrounding hills throughout the Monkton Combe valley. Therefore, it is vital that any consumption of alcohol be limited to inside the property to prevent unacceptable noise levels to the local community.
- 4) Any bar background music should be played quietly and only inside the building and not piped to the outside of the house.

The Protection of Children from Harm

- 5) The effects of continuous noise pollution, and the inability to sleep, would particularly affect the health of several families living nearby. During a recent 21st birthday party held at Waterhouse, local residents were kept awake. 'Every Child Matters', (DH 2003), states that every child has the right to:
- Be healthy
 - Stay safe
 - Enjoy and achieve

Sleep deprivation seriously affects these rights. All children need a good night's sleep in order to perform happily and productively each day, to maintain their health, and avoid accidents through tiredness. Older children and teenagers would also be affected by lack of sleep due to disruptive noise, which undoubtedly would affect their ability to achieve on a daily basis in school and during exams.

Public Safety

- 6) The sale of alcohol is to residents of Waterhouse only and **not** to non-residents as the increase of traffic along Waterhouse Lane, a narrow access lane, would pose an increased risk to the safety of local pedestrians, particularly at night as the road is unlit. It should also be noted that:
- (i) Any increase in traffic along Waterhouse Lane, could cause further landslips. A major landslide has very recently been repaired.
 - (ii) The junction of Waterhouse Lane with the busy A36 is a notorious blind spot when approaching the turn-off from the north into the lane and has been the site of a number of accidents, one fatal.
 - (iii) Increased traffic on Waterhouse Lane, a single track road, could impede the access of emergency vehicles. The resident of Fayard House is 98 years old and requires daily care. He also walks along the Lane on a daily basis and is very unsteady on his feet. He finds vehicles very difficult to deal with; moving to the verge of the road to avoid traffic could cause him to lose his balance and fall.

I hope that the Licensing Committee will take these points into consideration.

Yours faithfully,



PAMELA DYSON

27th September 2013

30 SEP 2013

Environmental Health – Licensing Section
Wiltshire Council - County Hall
Bythesea Road
Trowbridge
Wiltshire BA14 8JN

Dear Sirs,

Re. Simon Wilsher / Wilsher Group – Alcohol Licensing Application – Waterhouse

My wife and I are residents of Waterhouse Lane, adjacent to the licence applicant's premises, and we are writing to oppose the granting of an alcohol licence to the operators of the above property unless such a licence is limited in such a way as to protect the interests of neighbours, local residents and users of Waterhouse Lane.

Waterhouse is now operated, in part, as Bed & Breakfast with 13 bedrooms and the owners have expressed the desire to provide their residents with alcohol. If a license can be allowed in this limited regard then we would be prepared to support it. If Waterhouse is allowed to offer hospitality services beyond such strict limits, we would strenuously oppose the granting of such a licence. If Waterhouse were to host events or to attract regular, non-resident, visitors by car to a bar, cafe or restaurant at the site, we are concerned on the basis of public nuisance, public safety and the protection of children.

We have written to Mr Wilsher to explain our concerns and asked for reassurance but he has not responded to our request and we therefore assume that it is his intention to operate outside the proposed constraints (see below).

15th September 2013.

Dear Simon,

Re. Licensing Application – Waterhouse

As neighbours, we have a few concerns about how your business activities (and those of any subsequent owners of Waterhouse) will affect our quality of life in terms of quiet enjoyment, safety and public nuisance.

I understand that there is a good deal of concern about your application amongst residents of Waterhouse Lane and Monkton Combe as a whole. However, I believe that you may be able to allay these concerns, by ensuring that the Operating Schedule appended to your application, includes a number of specific limitations on any licence that may be granted.

In your recent email to me, you said that you only wish to provide alcohol to your hotel guests. We also trust that you do not wish to disturb local residents with noisy events or to cause a nuisance or endanger the safety of those living here, by creating an increase in traffic use of what is a narrow, single-track lane. We would look for these concerns to be addressed specifically in any licence that is granted.

We request that the following limitations should be included in the Operating Schedule of your application for a licence:-

- Sale of alcohol to be limited to residents and their bona fide guests only. The property has 13 guest rooms, so a limit of 35 residents/guests would seem reasonable to be specifically included in the schedule.
- Any events taking place at the property should be for not more than 35 people and any

amplified speech or music should be permitted only inside the property, not in the gardens, with windows and doors kept closed to prevent noise nuisance.

- Any event at the property will need a traffic plan to address safety concerns and must be submitted to, and approved by the police at least 30 days before the event.

If you are prepared to adjust your application to add the above limitations, we would not oppose the granting of a licence with such terms.

Do let us know your thoughts and please consider amending your application to reflect the above terms as soon as possible as we believe that this may allay the concerns of the local community and perhaps reduce opposition to your application.

Yours sincerely,

Patrick & Helen Donovan
Brook Cottage
Waterhouse Lane,
Bath BA2 7JA

Our objections to the grant of a full license, not limited by a strict 'Operating Schedule' are as follows:-

Public Nuisance

- Waterhouse is located very close to the centre of Monkton Combe in an exposed position on the south side of the valley overlooking our house. Events involving more than a few guests, particularly where there is music or drinking, create a great deal of noise which can be heard throughout the village.
- The noise from any events held inside, worse still outside Waterhouse will seriously intrude into the privilege of the value of uninterrupted enjoyment of our home.
- Previous licensing applications for Combe Grove Manor and The Viaduct Inn, were not allowed because of noise nuisance and Waterhouse is even closer to the centre of the village than the above premises.
- In the past, the Applicant has expressed the intention to operate a restaurant and bar for non-residents, which will overlook the valley at the side of his property and the access lane to our house. Guests are likely to be drinking outside and will need to cross the lane to get to the, recently extended, car park
- Waterhouse Lane is a single-track road with only two passing places and events at Waterhouse would create hundreds of additional traffic movements in a short period of time, which would be dangerous and cause inconvenience and delay to residents of the lane.

Public Safety

- The turn-in from the A36 is precarious, particularly when approaching from the North and turning across oncoming traffic on a bend with obscured vision. This cannot be countenanced if there are a large number of motorists, most of them unfamiliar with the junction where there has been at least one fatal crash in recent years, arriving as guests to an event or to drink.
- Farm vehicles and horse boxes traditionally use the lane to gain access to The Stables and Brett Farm and these and other large vehicles are incompatible with higher levels of traffic use, especially for deliveries of drinks or event furniture and structures.

Protection of Children from Harm

- Waterhouse Lane is designated as a public footpath from the A36 as far as Waterhouse and beyond. Many families use this footpath, which has very narrow verges so that motorists need to slow to walking pace when passing them and they need to clamber onto the grass verge or

press themselves into the hedgerow. Children are particularly vulnerable as they are less aware of cars and pushchairs cannot easily be manoeuvred out of the way.

- There are also a number of families living in the lane with young children or elderly members who will be particularly at risk from higher volumes of traffic and usage by party-goers, taxis and drinkers arriving and leaving Waterhouse at all hours.

In summary, we urge the council to reject the application unless it is severely limited by an Operating Schedule, enforceable by statute, that will ensure that only residents of Waterhouse may enjoy alcohol on the premises and that any other events are strictly limited.

Yours faithfully,

A large black rectangular redaction box covers the signature area. To the left of the box, there is a blue circular scribble or mark.

Patrick & Helen Donovan

Monkswell House
Monkton Combe Mill
Monkton Combe
Bath BA2 7HD

30 SEP 2013

Public Protection Office – Licensing
Planning Services
Wiltshire Council
County Hall, Bythesea Road
Trowbridge BA14 8JN

25 September 2013

Re: Application by Mr and Mrs Wilsher, Waterhouse Application No 201319381

Dear Sirs

I write regarding the above Licence Application to sell alcohol from the property known as Waterhouse and ask that consideration be given to the following points.

That any licence to sell alcohol should be for residents of Waterhouse only and not be permitted for the sale of alcohol to non residents of the premises. I understand that the applicant has given a written undertaking to this effect by confirming that he has no intention of opening a Public bar.

That any noise, be it music, entertainment or conversation etc be absolutely contained within the property boundaries, accordingly the consumption of alcohol be restricted to the inside of the property to achieve this.

That any alcohol licence granted should have strict permitted hours and not be allowed to be extended and certainly not past 23.00. I am sure that this will reduce the Public Nuisance to the village and the families and homes nearby.

There should also be consideration given to the numerous families with young children in the area. There was a recent birthday party that was held at Waterhouse in which the noise affected local families very late into the night.

Finally, I think that consideration needs to be given to the access route serving Waterhouse, namely Waterhouse Lane. This lane is a very narrow lane, which has recently been subject to a very severe and dangerous landslide. Work is still ongoing on the farm land adjacent to the lane. This landslide combined with the dangerous junction that joins Waterhouse Lane on to the bend of the A36 makes the access road wholly unsuitable for any increase in traffic that may be caused by Waterhouse having an alcohol licence that allows the sale of alcohol to non residents.

I trust that my points of concern are clear and will be given consideration by the Licensing Committee. If however you require anything further please do not hesitate to contact me.

Yours faithfully

Paul Clark



24 SEP 2013

Public Protection Officer – Licensing

8 Mount Pleasant

Planning Services

Monkton Combe

Wiltshire Council

Bath Ba2 7HW

County Hall

Bythesea Road

Trowbridge

Wilts BA14 8JN

Dear Sir/Madam

Application by Waterhouse (Mr + Mrs Wilshire) for licence to sell alcohol-

Licence App no 201319381

As a resident in Monkton Combe I am most concerned about the ^{ve} ~~about~~ application. Over the last few months my beautiful view from our home has been spoilt somewhat by the landscaping work and, for some time, the addition of a large marquee outside Waterhouse. For a long time there were powerful lights left on overnight which again intruded on what was a blissfully unspoilt view of the hillside and beyond.

My biggest concern would be if any sort of licence were granted for alcohol/marquees etc. it would be the thin end of the wedge and any future owner could push things further!

There are also several small children along our road, we have 4 year old twins, and their bedroom window also looks out over the valley and music certainly does travel very easily across from the other hillside. We have had problems like this before from the country club 'Cannons' which overlooks shaft road.

I trust the Licensing committee will consider my concerns.

Yours faithfully

Paul Clark



20/9/13

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

- 1 OCT 2013

Dear Sir/Madam

**Application by Waterhouse (Mr & Mrs S Wilsher) for licence to sell alcohol –
Licence Application No. 201319381**

Monkton Combe is a very small village in an area of outstanding natural beauty and set within green belt, so I am requesting that the above licence to sell alcohol is not granted unless:

The Prevention of Public Nuisance

- 1) It is noted that previous licensing applications for Combe Grove Manor (outdoor events) and The Viaduct Inn were not allowed because of noise nuisance and Waterhouse is even closer to the centre of Monkton Combe than either of the above premises.
- 2) With the above point in mind: Any noise from Waterhouse and its premises is contained within the boundaries of the property, and is not audible **from outside** these boundaries (in line with the licence granted to nearby Combe Grove Manor). Noise travels very easily and rebounds off the surrounding hills throughout the Monkton Combe valley. Therefore, it is vital that any consumption of alcohol be limited to inside the property to prevent unacceptable noise levels to the local community.
- 3) The sale of alcohol is limited to residents of Waterhouse only and **not** to non-residents, so a bar or restaurant facilities will not be open to the public. Mr Wilsher categorically stated to residents of Monkton Combe in a letter dated 17th May 2013 and following his previous licence application withdrawal, that he “will not be opening a public bar”. Please see enclosed.
- 4) Any licence granted is from 11.00 am to 11.00 pm, rather than until midnight, in order to reduce any late night noise nuisance to families living nearby as a result of traffic and people coming and going.
- 5) Any bar background music should be played quietly and only inside the building and not piped to the outside of the house and/or grounds/premises.

The Protection of Children from Harm

- 6) The effects of continuous noise pollution, and the inability to sleep, would particularly affect the health of several families living nearby. During a recent 21st birthday party held at Waterhouse, local residents were kept awake. 'Every Child Matters', (DH 2003), states that every child has the right to:
- Be healthy
 - Stay safe
 - Enjoy and achieve

Sleep deprivation seriously affects these rights. All children need a good night's sleep in order to perform happily and productively each day, to maintain their health, and avoid accidents through tiredness. Older children and teenagers would also be affected by lack of sleep due to disruptive noise, which undoubtedly would affect their ability to achieve on a daily basis in school and during exams.

Public Safety

- 6) The sale of alcohol is to residents of Waterhouse only and **not** to non-residents as the increase of traffic along Waterhouse Lane, a narrow access lane, would pose an increased risk to the safety of local pedestrians, particularly at night as the road is unlit. It should also be noted that:
- (i) Any increase in traffic along Waterhouse Lane, could cause further landslips. A major landslide has very recently been repaired.
 - (ii) The junction of Waterhouse Lane with the busy A36 is a notorious blind spot when approaching the turn-off from the North into the lane and has been the site of a number of accidents, one fatal.

I hope that the Licensing Committee will take these points into consideration.

Yours faithfully,



Penny Tranter (Mrs)



WATERHOUSE

17th May 2013

Dear Neighbour

Waterhouse Licencing Application

I apologise for the significant upset our application has caused. It is my responsibility at the end of the day and I can only say our intentions were good. We followed the wrong advice. That was a mistake and, following a meeting with Simon Coombe & Peter Wyatt of the Limply Stoke Parish Council and Gavin Douglas from Monkton Combe Parish Council, we have listened to your understandable concerns and have withdrawn this application.

We have a lot to consider in the light of our recent experience. We need to make Waterhouse wash its face and we need to do it in a way that more adequately takes our neighbours in to account.

Once we have given it this thought we will discuss it with Parish Councillors and Monkton School before deciding anything.

The only thing we believe we should do now is apply for a liquor licence so our guests can enjoy a quiet drink with their meals and on the terrace. We will not be opening a public bar.

You have my assurance that we intend to work with you to maintain this beautiful and peaceful environment. If you have any questions, please do not hesitate to call me on [REDACTED]

Again, my apologies



Simon Wilsher

24 SEP 2013

Public Protection Officer – Licensing

8 Mount Pleasant

Planning Services

Monkton Combe

Wiltshire Council

Bath BA2 7HW

County Hall

Bythesea Road

Trowbridge

Wilts BA14 8JN

20/9/13

Dear Sir/Madam

Application by Waterhouse (Mr + Mrs Wilshire) for licence to sell alcohol-

Licence App no 201319381

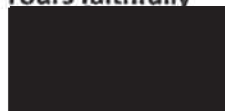
As a resident in Monkton Combe I am most concerned about the ^{W-C} ~~about~~ application. Over the last few months my beautiful view from our home has been spoilt somewhat by the landscaping work and, for some time, the addition of a large marquee outside Waterhouse. For a long time there were powerful lights left on overnight which again intruded on what was a blissfully unspoilt view of the hillside and beyond.

My biggest concern would be if any sort of licence were granted for alcohol/marquees etc. it would be the thin end of the wedge and any future owner could push things further!

There are also several small children along our road, we have 4 year old twins, and their bedroom window also looks out over the valley and music certainly does travel very easily across from the other hillside. We have had problems like this before from the country club 'Cannons' which overlooks shaft road.

I trust the Licensing committee will consider my concerns.

Yours faithfully



Rachel Clark

Fayard House
Waterhouse Lane
Monkton Combe
BA2 7JA

26 SEP 2013

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

Dear Sir/Madam

**Application by Waterhouse (Mr & Mrs S Wilsher) for licence to sell alcohol –
Licence Application No. 201319381**

Monkton Combe is a very small village in an area of outstanding natural beauty and set within green belt, so I am requesting that the above licence to sell alcohol is not granted unless:

The Prevention of Public Nuisance

- 1) The sale of alcohol is limited to residents of Waterhouse only and **not** to non-residents, so a bar or restaurant facilities will not be open to the public. Mr Wilsher categorically stated to residents of Monkton Combe in a letter dated 17th May 2013 and following his previous licence application withdrawal, that he “will not be opening a public bar”.
- 2) Any licence granted is from 11.00 am to 11.00 pm, rather than until midnight in order to reduce any late night noise nuisance to families living nearby as a result of traffic and people coming and going.
- 3) Any noise from Mr Wilsher’s property and premises is contained within the boundaries of the property, and is not audible **from outside** these boundaries (in line with the licence granted to nearby Combe Grove Manor). Noise travels very easily and rebounds off the surrounding hills throughout the Monkton Combe valley. Therefore, it is vital that any consumption of alcohol be limited to inside the property to prevent unacceptable noise levels to the local community.
- 4) Any bar background music should be played quietly and only inside the building and not piped to the outside of the house.

24 SEP 2013

Lactingmill house
Midford Bath

13A27013

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge Wilts BA14 8JN

22th September 2013

Dear Sir/Madam

**Application by Waterhouse (Mr & Mrs S. Wilsher) for licence to sell alcohol -
Licence Application No. 201319381**

I oppose the licence application because as a resident of nearby Monkton Combe 12 midnight is too late for the sale of alcohol as the noise from drinkers will keep families awake some of whom live right next door. 11am until 11pm is quite enough.

Please allow the licence application for residents only as he states in his letter of 17th May and not as a bar open to all as this will create too much noise and traffic on and off the A36 which is on a dangerous bend.

We do not want any noise to go beyond his boundaries as this will disturb our beautiful valley.

Yours faithfully

Roger Croker



Lisa Grant
Public Protection Officer - Licensing
Planning Services,
Wiltshire Council
County Hall
Bethesda Road
Trowbridge, Wilts, BA14 8JN

Vine Cottage,
Mill Lane,
Monkton Combe,
Bath, BA2 7HD
20/09/13

24 SEP 2013

Dear Lisa

Premises License Application No. 201319381
Simon + Sue Wilsher, Waterhouse, Monkton Combe

Thank you for answering our queries regarding the above.

I think it perfectly reasonable that a hotel should require a licence to serve drinks to bonafide guests + their visitors, but this should not blight the rural peace that local residents treasure or prevent them sleeping.

I know, from other similar establishments, whose licence runs until 11pm, that by the time last orders have been served, then drunk + socializing is over, it can be gone midnight by the time guests depart. It is bound to be approx 1am. if the licence runs until 11.59pm.

Sound in Monkton Combe valley really carries - upwards especially. A marquee is not going to improve things so please can drinks be served inside the building?

I am unsure what 'open to the public' means. - When Simon is holding a business conference then delegates will not necessarily be resident + numbers could be considerably more than the 26 residents + visitors.

I am concerned about all this, (+ traffic safety etc.), not just in the present, as I have heard it is Simon's intention to sell + the next purchaser might be even more determined to make Waterhouse a party venue!

I hope the licensing Committee will see fit to put limitations on the application so that it does not adversely affect our lives.

Yours sincerely,

26 SEP 2013

4 Church Cottages
Church Lane
Monkton Combe
BATH BA2 7HB
24th September 2013

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
Bythesea Road
Trowbridge
Wilts BA14 8JN

Dear Sir/Madam,

**Application by Waterhouse (Mr & Mrs S Wilsher) for licence to sell alcohol –
Licence Application No. 201319381**

Monkton Combe is a very small village in an area of outstanding natural beauty, set within green belt and vulnerable to environmental issues affecting the quality of life of its residents. I am therefore requesting that the above licence to sell alcohol is not granted unless:

The Prevention of Public Nuisance

1. The sale of alcohol is limited to residents of Waterhouse only and **not** to non-residents, so that a bar or restaurant facilities will not be open to the public. Mr Wilsher categorically stated to residents of Monkton Combe in a letter dated 17th May 2013 and following his previous licence application withdrawal, that he “will not be opening a public bar”. It is therefore a requirement that Mr. Wilsher accepts the same undertaking in this application.
2. Any licence granted is from 11.00 am to 11.00 pm, rather than until midnight in order to reduce any late night noise nuisance to families living nearby as a result of traffic and people coming and going.
3. Any noise from Mr Wilsher’s property and premises is contained within the boundaries of the property, and is not audible **from outside** these boundaries (in line with the licence granted to nearby Combe Grove Manor). Noise propagates extremely easily throughout the Monkton Combe valley reverberating off hills and affecting the village and its surroundings. Therefore, it is vital that any consumption of alcohol be limited to inside the property to prevent noise propagating to the local community.
4. Any bar background music should be played quietly, only inside the permanent buildings and not transmitted to the exterior of the permanent buildings by whatever means.

The Protection of Children from Harm

5. Noise must not be allowed to propagate to local residents. The effects of continuous noise pollution, and the inability to sleep, would particularly affect the health of several

families living nearby. During a recent 21st birthday party held at Waterhouse, local residents were kept awake. 'Every Child Matters', (DH 2003), states that every child has the right to:

- Be healthy
- Stay safe
- Enjoy and achieve

Sleep deprivation seriously affects these rights. All children need a good night's sleep in order to perform happily and productively each day, to maintain their health, and avoid accidents through tiredness. Older children and teenagers would also be affected by lack of sleep due to disruptive noise, which undoubtedly would affect their ability to achieve on a daily basis in school and during exams.

Public Safety

6. The sale of alcohol is to residents of Waterhouse only and **not** to non-residents as the increase of traffic along Waterhouse Lane, a narrow access lane, would pose an increased risk to the safety of local pedestrians, particularly at night as the road is unlit. It should also be noted that:
 - (i) Any increase in traffic along Waterhouse Lane, could cause further landslips. A major landslide has very recently been repaired.
 - (ii) The junction of Waterhouse Lane with the busy A36 is a notorious blind spot when approaching the turn-off from the north into the lane and has been the site of a number of accidents, one fatal.
 - (iii) Any increase of traffic along Waterhouse Lane could hinder access for emergency vehicles.

I trust the Licensing Committee will take these points into consideration.

Yours faithfully

A solid black rectangular box redacting the signature of Stephen Hunt.

Stephen Hunt

**Inglenook Cottage
7 Rode Hill
Rode
Frome BA11 6PS
Somerset**

25 September 2013

Environmental Health – Licensing Section
Wiltshire Council – County Hall
Bythesea Road
Trowbridge
Wiltshire BA14 8JN

26 SEP 2013

Dear Sir

**Application by Waterhouse (Mr and Mrs Wilsher)
Licence Application No. 201319381**

I refer to the above application which I would like you to refuse.

Any licence should only be for residents and only until 11.00pm.

No noise should be heard outside the building – being on the side of a valley noise carries considerably.

It would be very irresponsible to have a public bar situated down a narrow lane with appalling access on to a dangerous bend on an extremely busy main road.

Please refuse this application.

Yours faithfully



Sarah Croft

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

24 SEP 2013

MONKES WEL COTTAGE,
BY MONKTON COMBE,
MILL LANE,
MONKTON COMBE,
BA 2 7ND.
23/09/13

Dear Sir/Madam

**Application by Waterhouse (Mr & Mrs S Wilsher) for licence to sell alcohol –
Licence Application No. 201319381**

Monkton Combe is a very small village in an area of outstanding natural beauty and set within green belt, so I am requesting that the above licence to sell alcohol is not granted unless:

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- 4) Any bar background music should be played quietly and only inside the building and not piped to the outside of the house.

The Protection of Children from Harm

- 5) The effects of continuous noise pollution, and the inability to sleep, would particularly affect the health of several families living nearby. During a recent 21st birthday party held at Waterhouse, local residents were kept awake. ‘Every Child Matters’, (DH 2003), states that every child has the right to:

- Be healthy
- Stay safe
- Enjoy and achieve

Sleep deprivation seriously affects these rights. All children need a good night's sleep in order to perform happily and productively each day, to maintain their health, and avoid accidents through tiredness. Older children and teenagers would also be affected by lack of sleep due to disruptive noise, which undoubtedly would affect their ability to achieve on a daily basis in school and during exams.

Public Safety

- 6) The sale of alcohol is to residents of Waterhouse only and **not** to non-residents as the increase of traffic along Waterhouse Lane, a narrow access lane, would pose an increased risk to the safety of local pedestrians, particularly at night as the road is unlit. It should also be noted that:
 - (i) Any increase in traffic along Waterhouse Lane, could cause further landslips. A major landslide has very recently been repaired.
 - (ii) The junction of Waterhouse Lane with the busy A36 is a notorious blind spot when approaching the turn-off from the north into the lane and has been the site of a number of accidents, one fatal.

I hope that the Licensing Committee will take these points into consideration.

Yours faithfully,



S. RYAN

MONKTON COMBE PARISH COUNCIL
C/o Tregonhawke, South Stoke, Bath, BA2 7DW

Wiltshire Council
Licensing Team West
165 Bradley Road
Trowbridge
BA14 0RD

Friday, 27th September 2013

Dear Sirs,

License Application No. 201319381 - Waterhouse, Waterhouse Lane, Bath BA2 7JB

Monkton Combe Parish Council are aware of the alcohol license application for Waterhouse in the Parish of Limpley Stoke which is immediately adjoining the village of Monkton Combe.

Waterhouse is in a delicate rural location very close to many residents both adjoining in the Limpley Stoke Parish and Monkton Combe village. The site is on raised ground and is dominant on the south side of this valley which is listed Green Belt.

This Council does not object to the granting of an alcohol license for resident guests and diners providing that any associated noise and visual detriment does not extend beyond the curtilage/boundary of the property to the north side of the access road.

We trust that the Licensing Committee will consider these points and widely held views of other residents in determining this sensitive application.

Yours faithfully

Geoff Davis
Clerk – Monkton Combe Parish Council

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30 SEP 2013

Getronics Services UK Limited
200 Brook Drive
Green Park
Reading
RG2 6UB
United Kingdom

Public Protection Officer – Licensing
Planning Services
Wilshire Council
County hall
Bythesea road
Trowbridge
Wilts BA14 8Jn

Dear Sir/Madam,

Re: Application by Waterhouse No. 201319381

I am writing in support of the above application from Waterhouse.

My company Getronics is an IT services business with 800 people based in the UK and an additional 3000 people based in 10 countries throughout Europe. We have been established in the UK for 65 years and have customers such as Barclays, Clarks and Iceland. We use Waterhouse as a learning, training and management centre for our UK and European operations. This typically involves senior management and staff enjoying the Bath and surrounding areas and services, whilst utilising the Waterhouse facility over a few days stay, including accommodation and meals. It would be most beneficial if Waterhouse was able to offer alcoholic beverages to compliment the meal service and avoid unnecessary travel and inconvenience for our staff.

Our company is a big supporter of the city of Bath, having held sales conventions and sponsorship of Bath RFC. We bring revenue into the Bath area and we would recommend and support a positive decision in terms of granting permission to the Waterhouse application.

Yours faithfully,

Mark Cook

Chief Executive and International Managing Director

Getronics UK & Ireland

Getronics Services UK Limited, Registered Office, 200 Brook Drive, Green Park, Reading, Berkshire, RG2 6UB Reg in England No 07986594

2 OCT 2013

Public Protection Officer – Licensing
Planning Services
Wilshire Council
County Hall
Bythesea Road
Trowbridge
Wilts BA14 8JN

30th September 2013

To whom it may concern

RE: Application by Waterhouse No. 201319381

Since 2010 the Novia Group, based in Bath, has used the facilities at Waterhouse extensively. We have held several meetings of our Executive, Senior Management Team and have frequently bought external visitors to enjoy the facilities and location. Almost all of these events have involved a considerable number of us working late into the evening and enjoying dinner and overnight accommodation.

The groups we take are typically small groups of Senior Executives and Managers as this is the target market for the Wilsher Group. The location being as secluded as it is provides us with an ideal retreat. The missing ingredient for us over the past 3 years has been the ability to enjoy the terrace for a brief period during the summer months once work and dinner have concluded.

The staff at the Wilsher Group are always extremely aware of the location that Waterhouse enjoys as well as its heritage. We strongly believe that the provision of a licence to allow consumption of alcohol outside will allow them to continue to invest in the restoration of the building which will benefit everyone in the community. We appreciate that neighbours may be concerned about noise pollution. Perhaps they do not understand the type of clients that the Wilsher Group attracts who simply want to enjoy the environment and the stunning views after dinner.

We thoroughly support the application and are happy to answer any questions you may have.

Yours faithfully



P.P. Richard Denning
Chief Operating Officer

- 1 OCT 2013

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea road
Trowbridge
Wiltshire BA14 8JN

[REDACTED]

27 September 2013

Dear Sir/Madam

Application by Waterhouse No. 201319381

I am writing on behalf of Waterhouse in their application for a licence to serve alcohol at their premises in Bath.

I have held “away days” and “team building” at the establishment and have stayed overnight. It would seem very sensible if the establishment were granted a licence to improve the facilities they offer. It would seem that their business may be prejudiced without a licence and I support their application

Yours faithfully

[REDACTED]

David Elliott
Director of Environment and Assets



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Letters of Support

From: Roger Plahay

Sandler Training
Waterhouse
Waterhouse Lane
Bath
BA2 7JB

Ms Jo Hulbert
Public Protection Officer - Licensing
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

[REDACTED]

Ms Jo Hulbert,

This letter serves to confirm that as tenant of Waterhouse I understand that I am not permitted to offer the sale of alcohol to guests of Sandler Training whilst visiting Waterhouse. Any refreshments offered as part of my business and associated net working events are offered on a complimentary basis.

[REDACTED]

Roger Plahay
15 October 2013



15 October 2013

Jo Hulbert
Public Protection Officer - Licensing
Wiltshire Council
County Hall
Bythessa Road
Trowbridge
Wiltshire
BA14 8JN

Dear Jo

Application by Waterhouse

I first came to Waterhouse whilst The Wilsher Group were in the process of buying it and have seen the amazing job they have done of creating a wonderful facility.

Visa use Waterhouse about 20 times a year normally staying over to use the excellent facilities and the services of the Wilsher Group in taking our business forward. As responsible partners to our company who bring much business to Bath I support their application to provide alcohol.



Steve Chambers
Chief Information Officer

FW: The Wiltshire Group Application

Simon Wissher

Sent: 15 October 2013 17:18

To: Johnny Wrench



Simon Wissher

The Wissher Group



The Wissher Group, Waterhouse, Waterhouse Lane, Bath, Avon BA2 7JB
The Wissher Group Limited Registered in England No. 2808452 VAT No. 602 77 3 062.
Registered Office Waterhouse, Waterhouse Lane, Monkton Coombe, Bath, Avon BA2 7JB

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From: RICHARD MAULDON [REDACTED]

Sent: 15 October 2013 16:09

To: [REDACTED]

Cc: Simon Wissher

Subject: The Wiltshire Group Application

Dear Ms. Hulbert

The Wiltshire Group Premises License Application - Waterhouse Estate

The Warrington Homes Limited is a charitable trust providing care and associated amenities including dementia or medical care at homes provided by the company who owned and ran a care home at Waterhouse for some 62 years.

In 2009, the company took the decision to sell one of our care homes, Waterhouse. The Wissher Group bought the property, to be used as the company's new headquarters and for other purposes.

As director of The Warrington Homes Limited, I had extensive direct dealings with The Wissher Group and, specifically, its director, Simon Wissher, in finalising the sale of the Waterhouse property. Throughout this entire (and what turned out to be a complex) process, I found Mr. Wissher to be a gentleman of the highest integrity and who could be trusted implicitly.

The Wissher Group has made extensive alterations to Waterhouse since taking ownership, which has improved the property, including the gardens, immensely. I would imagine this must be aesthetically pleasing to neighbours and those residing in the vicinity.

We support Mr. Wissher's application and wish him and The Wissher Group well.

Yours sincerely

Richard Mauldon

Director

The Warrington Homes Limited

Kristina Matthews

Subject: Application for Premises License at Waterhouse, Limpley Stoke

From: [REDACTED]
Sent: 14 October 2013 10:51
To: Simon Wilsher
Subject: FW: Application for Premises License at Waterhouse, Limpley Stoke

Dear Simon

Please see attached email from Limpley Stoke Parish Council in support of your application.

Regards
Jo

From: [REDACTED]
Sent: 14 October 2013 00:22
To: Licensing (West)
Cc: [REDACTED]
Subject: Application for Premises License at Waterhouse, Limpley Stoke

Dear Julie

Please see comment below from Limpley Stoke Parish Council:

At the meeting of Limpley Stoke Parish Council held on 3rd September 2013 the Parish Council examined in detail the application for the premises license for Waterhouse and considered it to be a reasonable application.

Regards
Andrea Griffiths
Clerk to Limpley Stoke Parish Council

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Kristina Matthews

From: [REDACTED]
Sent: 03 September 2013 14:23
To: Johnny Wrench
Cc: Simon Wilsheer; Peter Wyatt ; 'gavin douglas'
Subject: RE: APPLICATION FOR A PREMISES LICENCE (FOR THE SALE OF ALCOHOL ONLY)

Dear Johnny,

Thanks for the update and reassurance. I understand alcohol licences are a matter of the relevant County Council department and will not be referred to Limpley Stoke Parish Council for an opinion. As we discussed before, this application appears compatible with your existing business use.

With best wishes

Simon

From: [REDACTED]
Sent: 03 September 2013 14:09
To: simon coombe
Cc: Simon Wilsheer
Subject: APPLICATION FOR A PREMISES LICENCE (FOR THE SALE OF ALCOHOL ONLY)

Dear Simon,

It's been a while since we've been in touch. I hope you've enjoyed a good summer with your family. I've only just returned from some time away myself.

This morning I bumped into Peter Wyatt on Waterhouse Lane while I was speaking to Phil Gray (who has been carrying out the large earth works after subsidence problems). Peter enquired about our plans for re-application of a premises licence and let me know about your Parish Council meeting taking place this evening. Our meeting was fortuitous as Simon has decided to go ahead and re-apply in the next day or so.

The application will be submitted this afternoon and should go "live" tomorrow. I offered Peter a copy of the application form and the "blue form" (that will be put up around Waterhouse) so that you can discuss it with fellow councillors this evening.

I hope you'll be completely reassured to see that we are applying for nothing more than the ability to sell alcohol for consumption on the premises within standard licensing hours.

It was good to see Peter again this morning. As offered to Peter, do come back to us if you feel you need any further information.

with best wishes,

Johnny

Johnny Wrench

[REDACTED]
The Wilsheer Group, Waterhouse, Waterhouse Lane, Monkton Combe, Bath BA2 7JB, The Wilsheer Group Limited Registered in England No. 2808452
VAT No. 602 773 062; Registered Office Waterhouse, Waterhouse Lane, Monkton Combe, Bath BA2 7JB

From: Holland, Linda
Sent: 01 October 2013 17:05
To: Hulbert, Jo
Subject: FW: Waterhouse

Hi Jo

Add this to the reps received

Thanks

Linda

From: [REDACTED]
Sent: 01 October 2013 09:40
To: Holland, Linda
Subject: Waterhouse

Dear Linda

Just dropping you a line of support for Waterhouse's recent application and to say that as an international sports person who is very involved in the local community and businesses world and who uses Waterhouse a lot. I think it is important to, the international sports people and Olympians who go there plus my business friends, that Waterhouse have the option to serve alcohol and enjoy it on the terrace until reasonable hours in the evening. Waterhouse manages the traffic on the Lane extremely well and I do not know a more are community conscious business. I would have thought it important to a place like Monkton Combe that it can attract people to do business locally, with all its benefits for local jobs and revenue.

Lee Mears

The Stables
Waterhouse Lane
Monkton Combe
BA2 7JB

Linda Holland
Senior Public Protection Officer (Licensing)
Licensing Team
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

1st October 2013

To Whom It May Concern

I support Waterhouse's application for an alcohol license. They are good neighbours who have done a lot to improve their property and the lane.

Yours faithfully

Phil Gray

From: Holland, Linda
Sent: 01 October 2013 17:04
To: Hulbert, Jo
Subject: FW: Waterhouse

Hi Jo

Please add this to the reps received so far..

Many thanks

Linda

From: [REDACTED]
Sent: 01 October 2013 16:55
To: Holland, Linda
Subject: Waterhouse

Dear Linda

I write as a local Bath resident and businessman, providing services to clients in Bath and West Wiltshire. My business currently occupies space at Waterhouse.

I am writing in support of the application made by Waterhouse for an alcohol licence.

In our time here we have not experienced problems with noise or traffic on Waterhouse Lane. Everyone knows it's a lane and drives responsibly. Clients who have visited are impressed by the peace and tranquility of the setting.

No doubt there will be opponents to the granting of an alcohol licence, but people need to realise just how important tourism is to the local economy, both in terms of revenue generation and employment creation for local young people.

The other thing to consider is that the granting of an alcohol licence will enable Waterhouse to develop a proper restaurant offering which will cut down on guest vehicle journeys as many guests will not leave Waterhouse in the evening to go to Bath and back by car for an evening meal, but will instead stay at Waterhouse.

Graham

Graham Barber, Chartered Accountant
Graham Barber Accountancy Limited

PLEASE NOTE NEW ADDRESS BELOW

Company number 04996773
Registered in England & Wales
Regd Office:
Waterhouse
Waterhouse Lane
Monkton Combe
BATH BA2 7JB

[REDACTED]

Information in this message (including any attachments) is confidential to the person to whom it is addressed. If you are not the intended recipient, please notify the sender and delete the message from your system.

novia

Cambridge House, Henry Street, Bath BA1 1JS

- 2 OCT 2013

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire BA14 8JN

30th September 2013

To whom it may concern

RE: Application by Waterhouse No. 201319381

Since 2010 the Novia Group, based in Bath, has used the facilities at Waterhouse extensively. We have held several meetings of our Executive, Senior Management Team and have frequently bought external visitors to enjoy the facilities and location. Almost all of these events have involved a considerable number of us working late into the evening and enjoying dinner and overnight accommodation.

The groups we take are typically small groups of Senior Executives and Managers as this is the target market for the Wiltsher Group. The location being as secluded as it is provides us with an ideal retreat. The missing ingredient for us over the past 3 years has been the ability to enjoy the terrace for a brief period during the summer months once work and dinner have concluded.

The staff at the Wiltsher Group are always extremely aware of the location that Waterhouse enjoys as well as its heritage. We strongly believe that the provision of a licence to allow consumption of alcohol outside will allow them to continue to invest in the restoration of the building which will benefit everyone in the community. We appreciate that neighbours may be concerned about noise pollution. Perhaps they do not understand the type of clients that the Wiltsher Group attracts who simply want to enjoy the environment and the stunning views after dinner.

We thoroughly support the application and are happy to answer any questions you may have.

Yours faithfully



Richard Denning
Chief Operating Officer

30 SEP 2013

Getronics



Getronics Services UK Limited
200 Brook Drive
Green Park
Reading
RG2 6UB
United Kingdom

Public Protection Officer – Licensing
Planning Services
Wiltshire Council
County hall
Bythesea road
Trowbridge
Wiltts BA14 8Jn

Dear Sir/Madam,

Re: Application by Waterhouse No. 201319381

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Our company is a big supporter of the city of Bath, having held sales conventions and sponsorship of Bath RFC. We bring revenue into the Bath area and we would recommend and support a positive decision in terms of granting permission to the Waterhouse application.

Yours faithfully,

[Redacted signature]

Mark Cook

Chief Executive and International Managing Director

Getronics UK & Ireland



- 1 OCT 2013

Public Protection Officer – Licensing
Planning Services
Wiltshire Council



County Hall
Bythesea road
Trowbridge
Wiltshire BA14 8JN

27 September 2013

Dear Sir/Madam

Application by Waterhouse No. 201319381

I am writing on behalf of Waterhouse in their application for a licence to serve alcohol at their premises in Bath.

I have held “away days” and “team building” at the establishment and have stayed overnight. It would seem very sensible if the establishment were granted a licence to improve the facilities they offer. It would seem that their business may be prejudiced without a licence and I support their application

Yours faithfully



David Elliott
Director of Environment and Assets



a YTL company



Correspondance with Neighbours

8th October 2010

Dear

I am delighted to say that I have had a meeting with Phil and Don and they have made some suggestions for improving the lane, which I think will be helpful for everybody.

Phil's first suggestion is that he creates a permanent passing point on the bend where his gate is located. This would make it easier to pull in, without stopping traffic into their property. We will also have some of the soil taken away from the back on the south side of the lane in that area, which will improve visibility of approaching vehicles.

We will also see what we can do to create a minor passing point between Phil's gate and Alan's house. Phil has also suggested we get some salt boxes and salt in preparation for any bad weather conditions this winter. All that work will start in the next week or so.

As you know, we have support from the Highways Agency for improving the access with the A36. One of the conditions is that we are able to prove *certainity of ownership* and as nobody else is able to do it, we have come to the conclusion that Waterhouse needs to claim ownership to the lane between Waterhouse and the A36. I can do this with the use of original maps. These drawings show that the owners of Waterhouse originally owned the land between A36 and up the valley including Kennel Farm (now Brett Farm). Obviously I will make sure that everyone's right of access is protected.

We also talked about the costs of maintaining the road. Alan suggested I pay for maintenance and at the time I agreed, as most of the traffic will be to and from Waterhouse. I have a budget of £20K to spend on improvements ie. access, passing points and the surface. Most people have deeds giving rights of access and also say maintenance is to be shared. On reflection, I think this is right and fair, because we all will use the road and have interests to protect. I would like to set up a committee that meets regularly to discuss ways we can improve the lane and many of these improvements will cost money.

I won't want to pay for them all. It may be that people pay as little as £200p.a. It may also be that Waterhouse pays 70% of the costs.

In the meantime, if you have any ideas or thoughts, please do get in touch, so we can make these improvements asap.

Kind regards

INVITATION

15th March 2011

Dear

We hope you have weathered the winter well and, like us, are looking forward to spring.

Much has happened at Waterhouse over the winter and we invite you to come and see our progress on the afternoon of Sunday 27th March between 4.00pm and 5.30pm. Tea and refreshments will be served.

One of the things this time on the 27th will enable us to do, is to talk about our latest planning application. It came as a surprise to me that we had to put in another application and that everyone would be written to again. We apologise for not letting you know. We have found ourselves wrong footed on a few things recently.

Progress on the lane:-

- We hope the clarity on ownership of the lane will help everyone
- We have installed a mirror on the confluence between Brett Farm Lane and Waterhouse, to make it safer
- The access should be widened in the next two months, planning permission permitting

We look forward to seeing you on the 27th if you can make it.

Kind regards

RSVP:- Telephone [REDACTED] by Wednesday 23rd March



WATERHOUSE

23rd March 2013

Dear Neighbour,

As a neighbour we would like to let you know in advance that we will be hosting our daughter's wedding reception at Waterhouse next week. We are very aware that weddings can be noisy affairs and therefore be unwelcome. We will do everything we can to keep it a happy but quiet occasion. For your information the details are as follows:

The wedding ceremony will be held at Holy Trinity Combe Down at 2pm Saturday the 30th March.

The reception will be held at Waterhouse. We expect guests to start arriving at approximately 4.30pm. They will nearly all leave before midnight and will be encouraged to so in consideration of all neighbours.

There will be music, as at most weddings, and again we will do everything we can to keep noise within reasonable limits. We have taken advice from the Council and they have been helpful. We will have our own noise monitors which we will check on both sides of the valley throughout the evening.

If you should have any concerns during the evening please phone 721 999 or 07974 920 530.

Kind regards,



Simon Wisler
Waterhouse

*P.S. If a neighbour not received
this not pls let us know
in the mts*



WATERHOUSE

25th March 2013

Dear

With the wedding coming up this weekend we want to keep in good communication with you. If you have any concerns please let us know.

The main reason for this note is to let you know that the marquee will be arriving tomorrow. They have asked if they can drop in two lots. One late morning and one early afternoon. They have a seven ton truck and will park in our lower car park. They asked if they could please do it as close to the wall as possible leaving enough room for you to drive around it safely and quickly.

The owner of the Archers Marquees is Anthony Datton. He is a very helpful man so please feel free to contact him if you want to. His mobile is 07958 793 873.

By the way if you every need a marquee we can strongly recommend him.

Kind Regards

Simon and Sue

17th May 2013

Dear Neighbour

Waterhouse Licencing Application

I apologise for the significant upset our application has caused. It is my responsibility at the end of the day and I can only say our intentions were good. We followed the wrong advice. That was a mistake and, following a meeting with Simon Coombe & Peter Wyatt of the Limply Stoke Parish Council and Gavin Douglas from Monkton Combe Parish Council, we have listened to your understandable concerns and have withdrawn this application.


We have a lot to consider in the light of our recent experience. We need to make Waterhouse wash its face and we need to do it in a way that more adequately takes our neighbours in to account.

Once we have given it this thought we will discuss it with Parish Councillors and Monkton School before deciding anything.

The only thing we believe we should do now is apply for a liquor licence so our guests can enjoy a quiet drink with their meals and on the terrace. We will not be opening a public bar.

You have my assurance that we intend to work with you to maintain this beautiful and peaceful environment. If you have any questions, please do not hesitate to call me on 01225 721 999.

Again, my apologies


Simon Wisler

COMMUNITY ENTERTAINMENT

Kristina Matthews

From: Simon Wilsher
Sent: 05 September 2013 18:43
To: 'JM Bagnall-Oakeley'
Subject: For your information Waterhouse alcohol licence application

Dear Michael and April,

I hope you are in good health and that you have enjoyed our summer season.

You may recall that in my letter to neighbours following the withdrawal of our last application we said we would apply for an alcohol licence. We have now done so and thought it would be good to let you know. It is only for alcohol and is not for live music.

We hope you see this as a reasonable thing to do for a place like ours as most of our guests say they would expect a drink. If you have any questions or comments then please let me know

Kind regards,

Simon Wilsher
The Wilsher Group

The Wilsher Group, Waterhouse, Waterhouse Lane, Bath, Avon BA2 7JB
The Wilsher Group Limited Registered in England No. 2808452 VAT No. 602 773 062;
Registered Office Waterhouse, Waterhouse Lane, Monkton Combe, Bath, Avon BA2 7JB

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From: Simon Wilsher
Sent: 02 September 2011 08:51
To: 'JM Bagnall-Oakeley'
Cc: Susan Reeve
Subject: RE: Waterhouse passing points

Great Michael.

I look forward to see you both

Simon Wilsher

The Wisher Group

The Wisher Group, Waterhouse, Waterhouse Lane, Bath, Avon BA2 7JB
The Wisher Group Limited Registered in England No. 2808452 VAT No. 602 773 062;
Registered Office Waterhouse, Waterhouse Lane, Monkton Combe, Bath, Avon BA2 7JB

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You may have picked up the good news that we have moved to our own premises near Bath from 1st August 2010. Our contact details are as follows:-

Waterhouse
Waterhouse Lane
Monkton Combe
Bath
Avon
BA2 7JB

[REDACTED]

From: [REDACTED]
Sent: 01 September 2011 18:20
To: Simon Wisher
Subject: Re: Waterhouse passing points

Simon, April and I will be with you tomorrow between 4.00 and 4.14pm.

Michael.

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

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Sent: Thursday, September 01, 2011 12:24 PM
Subject: Waterhouse passing points

Good Morning Michael,

I hope you and April are well and enjoying the periods of sunshine we get.

Sorry to take so long to get back to you on the access matter. We have had various discussions with our lawyer over how we should best deal with this matter and it is now clear. Rather than set statement from each person who has been using Waterhouse Lane for more than 20 years, he has suggested an informal chat where I record the information given by each person and send that info to him. I hope you are happy to do that.

Is there any way you and April could come for a cup of tea tomorrow and you could go over it for me again whilst I write it down?

There are some delightful elements I think I remember, such as learning to drive in an Austin. Have I got that one right?

The main subject would be how that passing point on the bend has been used since 1940 or thereabouts.

If you are able to come I could do between 11 and 1 and 4 and 5pm.

Very best wishes,



Simon Wisler

The Wisler Group



The Wisler Group, Waterhouse, Waterhouse Lane, Bath, Avon BA2 7JB
The Wisler Group Limited Registered in England No. 2808452 VAT No. 602 773 062;
Registered Office Waterhouse, Waterhouse Lane, Monkton Combe, Bath, Avon BA2 7JB

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Waterhouse
Waterhouse Lane
Monkton Combe
Bath
Avon
BA2 7JB



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COUNCILLOR EVAMATHERNS

Kristina Matthews

From: [REDACTED]
Sent: 17 August 2013 13:16
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: PREMISES LICENCE APPLICATION - WATERHOUSE

I agree, together with Peter Wyatt, the Chair of the Limpley Stoke planning committee.

From: [REDACTED]
Sent: 17 August 2013 12:42
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: PREMISES LICENCE APPLICATION - WATERHOUSE

Dear Johnny

I do apologise for the very long delay in responding.

I would be happy to attend a meeting - but my view is that not only Magnus and I should be there but also the Chairmen of Monkton Combe and Limpley Stoke PCs.

Regards

Neil

Neil Butters
Bathavon South Ward

Chairman
Bath & North East Somerset Council

[REDACTED]

Please support the Chairman's charities for 2013/2014 -
Age UK - Bath and North East Somerset
Forever Friends RUH Cancer Care Campaign
Quartet Community Foundation
RICE (Research Institute for the Care of Older People)
St John's Hospital

In a message dated 01/08/2013 14:56:14 GMT Daylight Time, [REDACTED] writes:
Good Afternoon Magnus and Neil,

My name is Johnny Wrench and I work for Simon Wilsner at Waterhouse in Waterhouse Lane, Monkton Combe. Neil - we met briefly when I represented Waterhouse at the Monkton Combe Parish Council meeting in May of this year when the Waterhouse Premises Licence application was being discussed.

You'll recall that the application was withdrawn following Simon Wilsner's return from South Africa and a meeting with the Chairs of Monkton Combe and Limpley Stoke Parish Councils. At that meeting it was made clear that following further research and consultation Simon would be reapplying for a significantly scaled down premises licence concentrating solely on the licence to sell "on premises" alcohol for guests of Waterhouse.

Simon is nearing the stage of making a fresh application and would like to do all he can to be clear about what he is applying for. He's always wanted to be an involved member of the community and sympathises with many of the concerns raised in the objections to the previous application. In light of this he'd really appreciate the opportunity to meet you both to discuss the proposed application.

In addition to this meeting Simon is considering holding a public meeting during the week commencing 12th August and would like to invite all interested parties including your good selves. He feels strongly that key stakeholders should be involved and have the chance to hear his plans for the business and to air any concerns. Before confirming the date I wanted to gage your reaction and hear if you'd be interested in supporting such a meeting.

I look forward to hearing from you both when you get a moment.

With best wishes,

Johnny

Johnny Wrench
The Wissher Group

The Wissher Group, Waterhouse, Waterhouse Lane, Monkton Combe, Bath BA2 7JB, The Wissher Group Limited Registered in England
No. 2808452
VAT No. 602 773 062; Registered Office Waterhouse, Waterhouse Lane, Monkton Combe, Bath BA2 7JB

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Business Case

“Super hotel, but no bar...” Magdonnelly - Dublin, Ireland

Reviewed 3 September 2013

This really is a lovely hotel. Checked in late, after twice ringing the hotel for directions. It's a family-run hotel so was dealing with the owners who were more than helpful to guide us through the dark of Bath (no sat nav and phone being too slow). Setting is lovely, room was ideal and breakfast was superb (inc. home-made flap jacks and a great fry). However, this hotel is c10k to the centre of Bath. Because we checked in late we had no choice but to get a taxi into town (£15 and £12 return) to eat as the hotel does not have a bar/serve evening meals. Such a pity it doesn't even have a wine menu and a sandwich option for the evening as the setting is lovely and the breakfast food was great.

“no bar and no option of an evening meal” Carol W

Reviewed 25 August 2013

the hotel is really nicely located the room were really lovely and very clean the staff was exceptional just real shame we had to go elsewhere for an evening meal and drink although the breakfast was very nicely cooked to how you like it . to get to the local village pub/restaurant to you have to either use a taxi or walk down a foot path at back of hotel which is no good if you are disabled and if you like to dress for dinner because the footpath is quite muddy when it has rained and can be slippery.

“Idyllic country retreat” 99terryb - Southport UK

Reviewed 13 August 2013

We have just spent two days in the above hotel. We were in the area for a wedding at Priston Mill and the groom, his family, and several of the brides family stayed here.

The staff were incredibly attentive, and ensured that everything we needed was attended to. Be warned they do not yet have a licence, but have applied for one, but the good news is that all rooms have a fridge so you can take your drinks, and keep them cool. They do not provide lunch or evening meals as yet, but the breakfasts are superb.

They will organise taxis to Bath or to local hostellers if you need them. On Friday we ate at the Wheelwright Arms in Monkton Combe, the food was excellent, the prices were good and the local beer and cider was too drinkable!!
The standard rooms are large and airy with good showers. The gardens are extensive and the children in our party loved them.

The road leading to the hotel is very narrow, but perfectly fine, providing you don't drive like a maniac.

A special mention for the receptionist Jane, who went above and beyond the call of duty to ensure that our large party had a good time.

“A very good stay and wonderful staff” Mark I - London UK

Reviewed 2 November 2012

We have just stayed at Waterhouse for three days and we had a really lovely time. It is within an easy drive of Bath and has the added bonus of having free parking, unlike most of the hotels in Bath itself. The staff were incredibly helpful and gave us lots of advice on where to visit, eat and even park. Breakfast was very tasty and the room itself was comfortable. The only problem we had was with the temperature of the shower; it never really got above luke warm. We spoke to management about this on our departure however and they were very apologetic and assured us they would see to it. The other thing you might miss is somewhere other than your room to sit in the evening. There is no bar or similar so you can only go straight to your room when you return to the hotel. This didn't matter to us as we were out all the time but it may bother some people. We booked our room through laterooms.com and so think the price was very reasonable but we may have felt differently if we'd paid the full amount. On the whole we had a great stay and would definitely return to the hotel.

“Waterhouse” Pringoj - Litchfield UK

Reviewed 7 October 2012

Waterhouse is a beautiful country house in a lovely location. It has obviously been recently stylishly renovated. There are also plans to redesign the grounds which will make it even more special. We travelled into Bath a few times (sometimes driving and others using a local taxi) - both were easy and very convenient. It gave the perfect mix of peaceful sleep in a relaxed location with Bath nearby. The breakfasts were fantastic and Gail was friendly and helpful. Lots of lovely walks and pubs nearby. The only thing I hadn't realised when booking (it wasn't a problem for us but may be of note for others) was that there is no bar at Waterhouse. We would definitely recommend Waterhouse to friends and family.

Correspondence re: Noise .

Kristina Matthews

Subject:

FW: quick bit of feedback please

From: Simon Wlsher
Sent: 14 April 2013 08:24
To: Mr Ian K Russell
Cc: Sue Wlsher
Subject: Re: quick bit of feedback please

Hi again Ian,

Thanks for your personal feedback which is extremely useful.

Thanks, too, for your concern for Louise and Jack. They loved the day and it all seemed to go off well, largely due to the detailed organisation by Sue and Louise.

The only hassle was the cold wind although nobody seemed to mind too much. It didn't seem to spoil the event for anyone. It made the photographs very quick which is no bad thing!

It is amazing you could hear the speeches! They didn't seem that loud inside the marquee so it is very useful to know just how much noise travels. I am sure you are right that controlling others will be a challenge so we'll think that through and work hard on that.

We are just glad that with your accommodation it didn't affect you and Angie adversely.

Thanks again

Simon and Sue

Sent from my iPad

On 13 Apr 2013, at 11:15, "Mr Ian K Russell" [redacted] wrote:

Hi Simon - I promised some personal feedback as well as the official council response.

Basically, from our point of view, it went extremely well. We were delighted for you both and for Louise and her husband. We only felt so bad for them - especially the bridesmaids in their off-the-shoulder dresses - when they had to brave that bitter cold for the pictures :-)

The evening event was fine from a sound point of view. We were in our bedroom behind closed windows, watching television when the speeches began and, had we switched off the TV, we would have been able to hear every word - they were quite loud, as was the first music track. But then the volume went down and we heard very little. In fact we slept through all the music, only to waken just after midnight (nothing to do with the wedding) to notice that all was quiet. We then reopened the window, as we customarily sleep with it open.

So... our only necessary concession was to close the windows just in case, but in fact all was well. Good job done!

Whether or not you will have the same control over the volumes of third party weddings, I don't know.

As for the visual impact, we didn't mind that at all. We knew it would only be occasional so it was fine. Other people might be more concerned were it to be 'every weekend', but otherwise, no problem from our perspective.

Hope this helps.

Every blessing
Ian

.....
Ian Russell
[REDACTED]

On 11 Apr 2013, at 15:32, Simon Wisler [REDACTED] wrote:

Hi Gavin and Ian,

Well the wedding has come and gone and the bride and bridegroom went off very happily. So thank you for your best wishes. It all went off very well this side of the valley.

However, I am anxious to know how it looked and sounded from the other side! I went outside the marquee several times to see what sort of noise levels I could hear. We also had one of our staff on the phones and walking around and he heard little too. Since then we have had no calls of complaint so we are rather hopping it was all ok. But you may know differently.

Did you personally see or hear anything that was unacceptable and did you hear any complaints? We would very much like to know as we went to some lengths to minimise any chance of disturbance.

Thanks again for your help and hope you are all very well.

Kind regards,

<image001.gif>

Simon Wisler

The Wisler Group
[REDACTED]

The Wisler Group, Waterhouse, Waterhouse Lane, Bath, Avon BA2 7JB
The Wisler Group Limited Registered in England No. 2808452 VAT No. 602 773 062;
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Simon Wilsher

From: [REDACTED]
Sent: 13 April 2013 13:53
To: Simon Wilsher
Subject: That lovely wedding

Dear Simon

It seems to me that it was a wonderful day for your family and that is what matters. **As to the village - no problem that I know** so thank you again for all your care and consideration.

Just to be boring for one moment, there is lovely blue sky and non stop sun today, Saturday, out in Portugali! So good to feel warm - we are very lucky to be here for 2 weeks. May it soon arrive at home.

All the very best. Gavin

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Katie Watson,
Eat5Star
Waterhouse,
Waterhouse Lane,
Monkton Combe,
BATH.
BA2 7JB

Wednesday 16th October 2013.

Dear Ed and Katie,

I believe that you are applying for a Liquor Licence for your premises at Waterhouse. When we came to visit Waterhouse in the summer, we were very impressed with the facilities. We are always looking for appropriate local venues for Away Days and Meetings and Waterhouse was certainly very suitable.

However, should we hold one of our Away Days at Waterhouse, we would require lunch and as part of this we would expect to be served and able to buy alcoholic drinks, in particular we would expect to be able to purchase bottles of wine or beer. Thus we would certainly support your application for a Liquor Licence.

We hope that your application is successful and look forward to doing more business with you in the future.

Yours sincerely,



Ann Linfield,

Student Experience Officer,
School of Management.
University of Bath.

16th October 2013

Jo Hulbert
Public Protection Officer - Licensing
Wiltshire Council
County Hall
Bythamesa Road
Trowbridge
Wiltshire
BA14 8JN

Dear Ms Hulbert,

The attached statement is written in connection with the alcohol license that is being applied for at Waterhouse, Reference W/og/03723/LBC and W/og/03722/FUL.

As architects for the Wilsher Group project at Waterhouse, we have been involved with this project from the outset and the pre-purchase period.

The first and principal planning application Ref xxx was negotiated through pre-application stages with Planning and Listed Building Conservation officers. Other Client discussions were held with Wiltshire Employment and Tourist officers, who were keen to see the Wilsher Group remain a Wiltshire based company having relocated, from Hartham Park, near Corsham.

The planning and conservation team, led by Sim Manley, were enthusiastic for a Wilsher Group style operation to rejuvenate Waterhouse which, at that stage had been vacant for over 2 years and as a Grade 2 Listed building, was beginning to suffer badly from neglect.

Our submitted drawings, statement and subsequently successful planning application were the result of extensive conversations that drew in every aspect for a viable proposition for the new building owners and the resultant application and proposed use were transparent to everyone and anyone who wished to take an interest in the development, primarily a new Wilsher Group HQ. The building itself interestingly came to define aspects of the business, that introduce employment and business opportunities that had previously been outsourced. The most obvious of these retained their focus training groups on site over 2 or 3 days, thereby improving value and increasing efficiency.

The planning consent included 13 en-suite bedrooms and a substantial dining room linked to an existing fully equipped commercial kitchen. A social area (in the lower ground floor of the main building) includes a small clubroom and is the final phase of the development of the main house to be completed when the funding stream is agreed.

Discussions held during the first planning consent phase for the flexible use of these non-office or social recreation spaces focused on the need to improve the viability of the project by allowing an element of outside usage.

Waterhouse, as well as an interesting Listed Building in a delightful valley and riverside setting, is a large and complex building to maintain, heat, occupy and manage. A guest-house operation that runs alongside the Wilsher Group accommodation requirements therefore supports the viability of the overall project and the sale of alcohol with lunch or dinner or as a refreshment is not only desirable, but essential to cultural expectations from patrons who are able to use the building in connection with the approved Planning Use-classes that are in place.

The Viaduct Hotel opposite Waterhouse, closed as a B&B operation in the early-mid 1990's (from memory), since when it has until now, remained derelict and out of use as a guest room provider. It could be argued that it's siting on the noisy A36 contributed to its demise. It could also be argued that a service provided in a tranquil location as Waterhouse, goes a small way to filling a sustainable and desired need as well as arrest the decline in available bed spaces in this rural quadrant from Bath towards Bradford on Avon.

Simon Wlsher has been consistent from the outset in his aims for both his Group and the wider community. Projects like this will inevitably carry aspects of anxiety and concern for neighbours where change is being proposed. In my view both as a professional Architect, as well as a friend, this difficult process has been managed with appropriate sensitivity for local stakeholders. I would have every confidence that the license for alcohol would be taken on with responsibility and due care by Simon Wlsher, both in the spirit and letter of the law.

I am personally able to endorse Simon as an upright member of society.

Yours sincerely

Nick Shipp
Dip Arc (Cant) ARB RIBA

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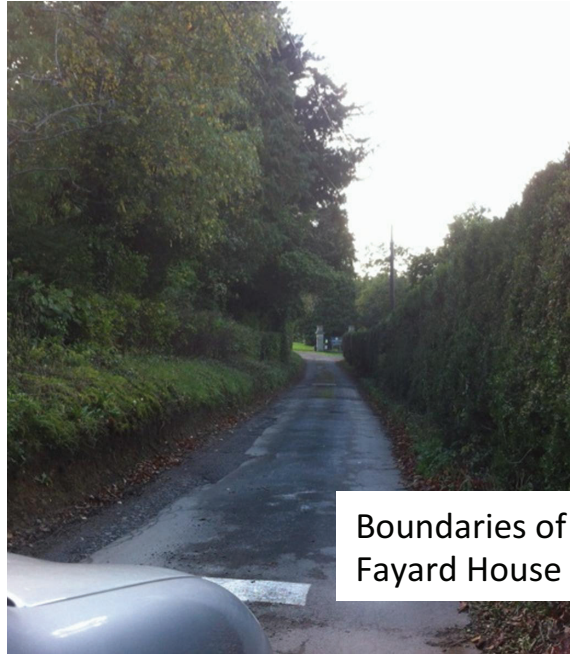
Waterhouse



Waterhouse is located on the south side of the valley across from the village of Monkton Combe. Sound travels readily within the valley.



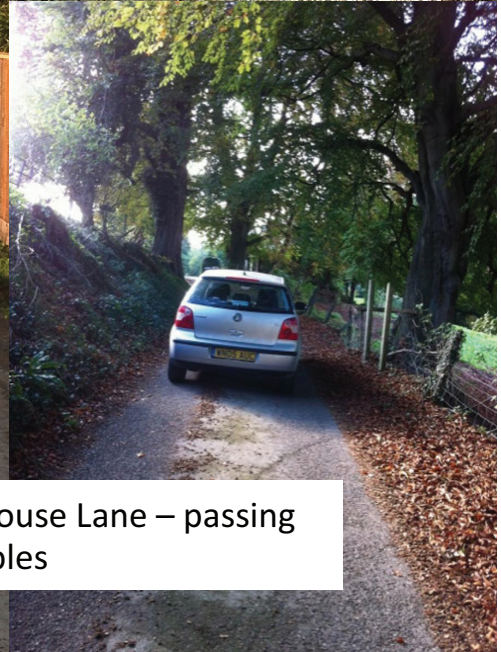
Waterhouse Lane – passing the Stables



Boundaries of The Barn and Fayard House



Single-track - 700m from road to Waterhouse – inadequate passing places



Waterhouse Lane – passing the Stables