

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 solid black rectangular box redacting the signature of the sender.

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,





Green Pastures, Monkton Combe
Bath BA2 7JE

23 SEP 2013

Public Protection Officer - Licensing

Planning Services

Wiltshire Council

County Hall

Bytham Road

Trisbury

Wilt BA14 8JN

Dear Sir / Madam,

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

Across the valley in Market 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 Waterhouse categorically stated that he would not be opening a public bar, following his previous licence application withdrawal. In this new application only the residents of Waterhouse

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) 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. Wilkner's property. Sound echo and reverberate around the hills and for this reason it is important that the retention of alcohol consumption should remain indoors. Nobody wants to be disturbed or kept awake by loud raring.

4) If music is required it should be 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 at 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 looks that the Licensing Committee will consider these points

Wass Jithilly

*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

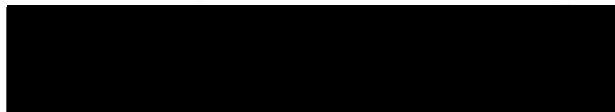
I would request this is restricted to a table licence only and not granted unless there is a caveat that this should not be a public bar. There already is one in this small village.

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

Bea Moore

The Annex, Church Lane, Monkton Combe, Bath, BA2 7EX



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.

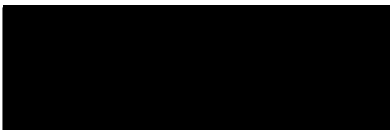
The protection of children from harm

- 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

A solid black rectangular box used to redact the signature of the sender.

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:

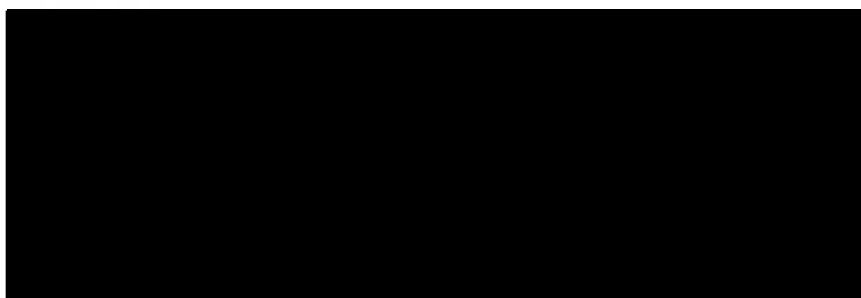
(i)
Any increase in traffic along Waterhouse Lane, could cause further landslips. A major landslide has very recently been repaired.

(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.

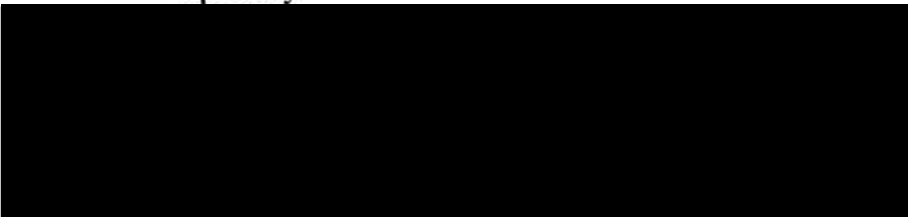
26 SEP 2013

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



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

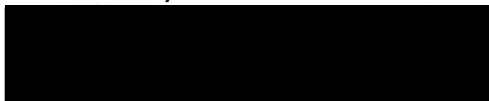
Sleep deprivation seriously affects these rights. All children need a good night's sleep in order to perform happily and productively each day, to maintain their health, and avoid accidents through tiredness. Older children and teenagers would also be affected by lack of sleep due to disruptive noise, 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 black rectangular redaction box covering 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.

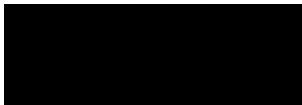
Mr. Wilsher has already stated that he is not opening a public bar so keeping the sale of alcohol to residents only and between the hours of 11am-11pm should satisfy his needs and provide some protection to local residents from late night noise.

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,

A solid black rectangular box used to redact the signature of the sender.

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.

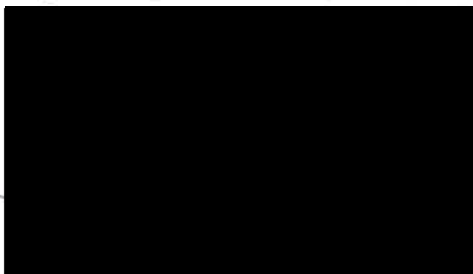
The Prevention of Public Nuisance

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) noise 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



27 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

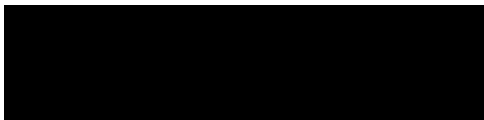
Sleep deprivation seriously affects these rights. All children need a good night's sleep in order to perform happily and productively each day, to maintain their health, and avoid accidents through tiredness. Older children and teenagers would also be affected by lack of sleep due to disruptive noise,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

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.

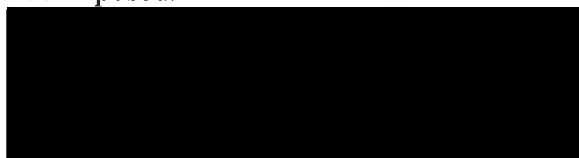
Because of the peculiar acoustic in this valley, sounds carry easily from one side to the other, particularly when the sound source is in line of sight. Many of the residents in this village can clearly see Waterhouse, and so would be most affected by any disturbance from that direction.

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

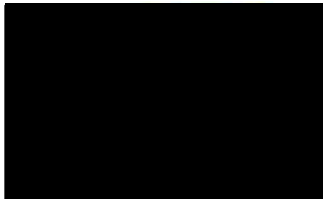
- 1) The sale of alcohol is limited to residents of Waterhouse only and **not** to non-residents, thus no bar nor restaurant facilities will be open to the public. Mr Wilsher categorically stated to residents of Monkton Combe in a letter dated 17th May 2013 and following his previous licence application 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

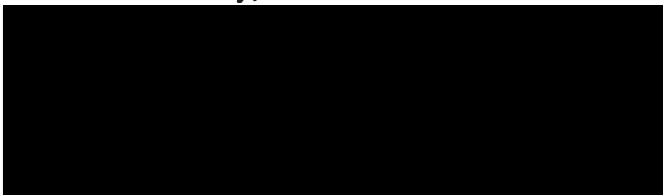
Sleep deprivation seriously affects these rights. All children need a good night's sleep in order to perform happily and productively each day, to maintain their health, and avoid accidents through tiredness. Older children and teenagers would also be affected by lack of sleep due to disruptive noise,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

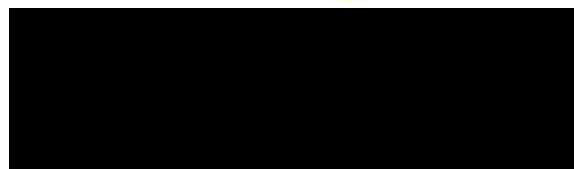
Ian Bygraves
6 Church Cottages
Marlton Corbe
BA2 7HB

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 peace.

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.

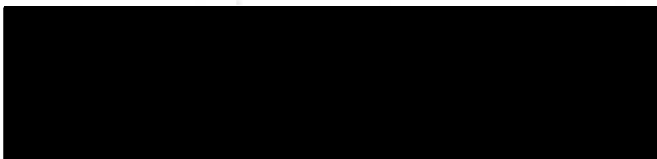
There is also a major concern that the sale of alcohol to non-residents would inevitably lead to an increase in traffic on Waterhouse Lane, which would pose a serious threat to pedestrians and possibly lead to further land slippage.

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”.
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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:
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 - Stay safe
 - Enjoy and achieve

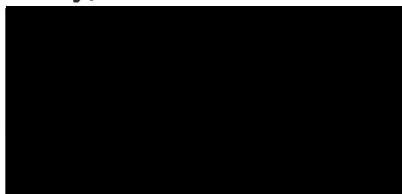
Sleep deprivation seriously affects these rights. All children need a good night's sleep in order to perform happily and productively each day, to maintain their health, and avoid accidents through tiredness. Older children and teenagers would also be affected by lack of sleep due to disruptive noise, 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:
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 - (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

Dear Sir or Madam,
ref: licence Application 201319381 by
waterhouse 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 or noise bands very early within the valley of Mountain Loube.

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

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

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

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:

The Prevention of Public Nuisance

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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:

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- Stay safe
- Enjoy and achieve

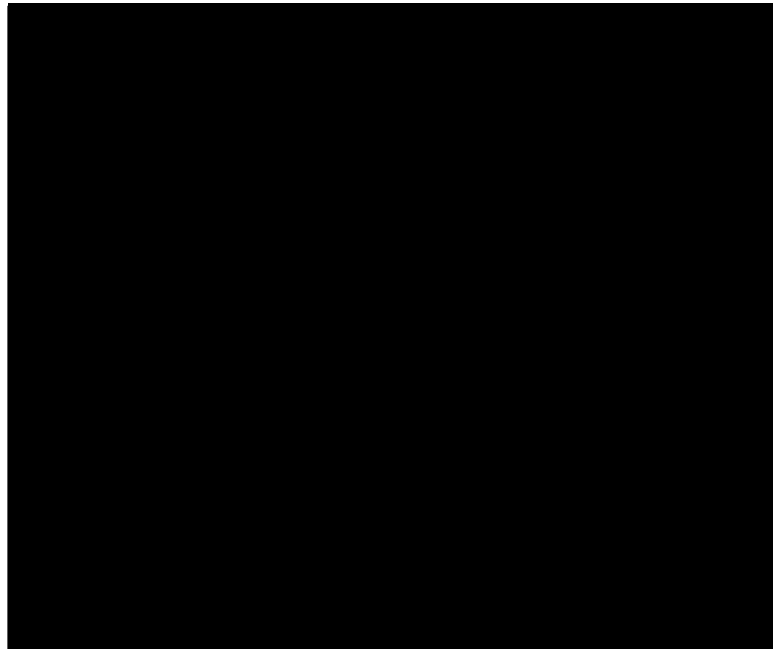
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Public Safety

- 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:
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 - (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

Martha Huntley-Boston
The Manor House
Monkton Cause
BATM BA27MD.

Public Protection Officer/Licensing
Planning Services
Wiltshire Council
County Hall
Bytrosea 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 fuelled 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

MARTHA 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:

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.

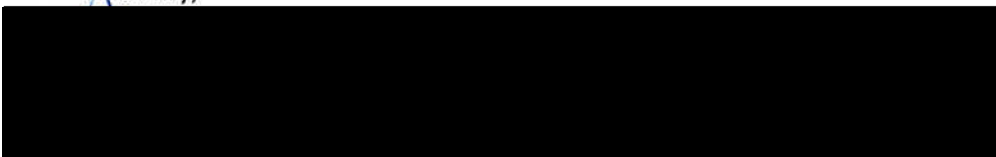
Public Safety

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,



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**

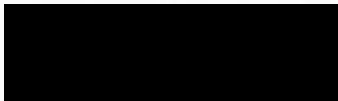
We live in the house directly in front of Waterhouse and adjacent to the driveway used by traffic coming to and from those premises. We write to object to the above application on the following grounds:

- 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 redaction box covering the signature of the sender.

Martin Boden and Jane Knight

27 SEP 2013

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

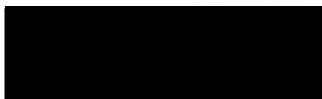
Sleep deprivation seriously affects these rights. All children need a good night's sleep in order to perform happily and productively each day, to maintain their health, and avoid accidents through tiredness. Older children and teenagers would also be affected by lack of sleep due to disruptive noise,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

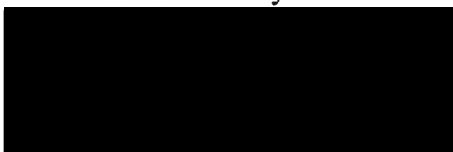
- 5) That traffic is limited to residents and their guests (35 people in total) at any one time as stated above, due to both:
 - (i) Vehicle movements/increase in traffic along Waterhouse Lane, an unstable small country lane that has just had a major landslip across it repaired; and
 - (ii) The junction 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
Bythorn Rd
Trowbridge BA14 8JN

22nd September 2013

Dear Sir/Madam

Application by Walthouse (Mr & Mrs S. Walthouse)
for licence to sell alcohol - licence Application
no. 2013A 381

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,

(MRS 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



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

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”.
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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.
 - (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

PATRICK & HELEN DONOVAN
BROOK COTTAGE, WATERHOUSE LANE, MONKTON COMBE, WILTS BA2 7JA

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. A blue scribble is visible to the left of the box.

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.

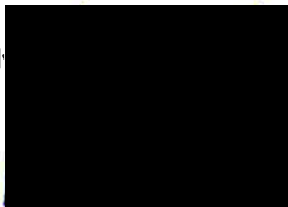
There should also be consideration given to the numerous families with young children in the area. There was a recent birthday party that was held at Waterhouse in which the noise affected local families very late into the night.

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.

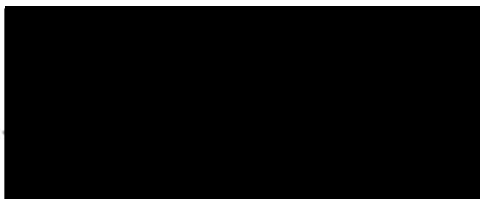
My biggest concern would be if any sort of licence were granted for alcohol/marqueses etc. it would be the thin end of the wedge and any future owner could push things further!

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

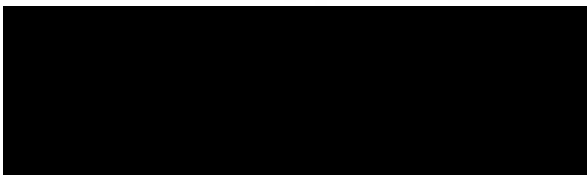
Sleep deprivation seriously affects these rights. All children need a good night's sleep in order to perform happily and productively each day, to maintain their health, and avoid accidents through tiredness. Older children and teenagers would also be affected by lack of sleep due to disruptive noise,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

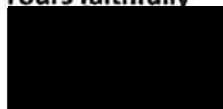
As a resident in Monkton Combe I am most concerned about the ^{W-C} ~~about~~ application. Over the last few months my beautiful view from our home has been spoilt somewhat by the landscaping work and, for some time, the addition of a large marquee outside Waterhouse. For a long time there were powerful 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**

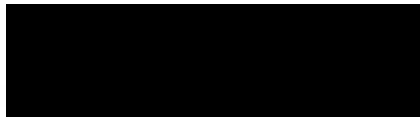
I oppose the licence application because as a resident of nearby Monkton Combe 12 midnight is too late for the sale of alcohol as the noise from drinkers will keep families awake some of whom live right next door. 11am until 11pm is quite enough.

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

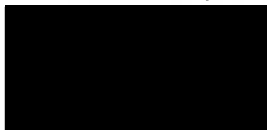
Sleep deprivation seriously affects these rights. All children need a good night's sleep in order to perform happily and productively each day, to maintain their health, and avoid accidents through tiredness. Older children and teenagers would also be affected by lack of sleep due to disruptive noise, 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 used to redact 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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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:

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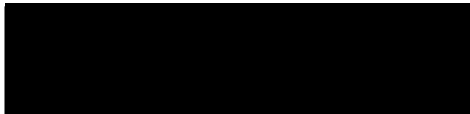
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 - (ii) The junction of Waterhouse Lane with the busy A36 is a notorious blind spot when approaching the turn-off from the north into the lane and has been the site of a number of accidents, one fatal.

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

Cllr Gavin Douglas
Chairman, Monkton Combe Parish Council

Cllr Lyn Alvis
Vice-chairman, Monkton Combe Parish Council