

Mandy Bradley and Maggie Jones
Service Director, Public Protection and Licensing Officer
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Anna Klonowski and Len Cassidy
Brocksway House
46A Westbury Road
Edington
Westbury
Wiltshire
BA13 4PG
15 March 2013

**Objection/Representation in relation to the Licensing of
Farm Shop, Micro-Brewery and Bar, Westbury Road, Edington**

Dear Madam,

We are submitting a representation/objection in relation to the proposed licensing of the above-mentioned premises.

The basis for this opposition is that granting a licence for these premises as currently proposed will not promote the licensing objectives, particularly the prevention of antisocial behaviour, public nuisance, public safety and protection of children from harm. In particular we believe that they will have a detrimental impact on the locality:

1. Public Nuisance

The farm shop and micro-brewery is largely glass in a timber oak frame thus questioning the sound proofing of the facility. In addition, the request for a limitless number of open air "events" will also cause disturbance. All of these will lead to:

- Light pollution
- Noise pollution to the houses opposite and along Westbury Road but also the surrounding area
- Traffic and congestion
- Rubbish and litter

One needs to consider the lack of acoustic lobbies in the farm shop/microbrewery, the location(s) where music will be piped from indoors, and outdoors (or indeed where the PA system will be for live bands etc.), how the noise from those entering and exiting the premises will be kept to a minimum, especially, if the venue is used for weddings and corporate events.

In addition, there will be a need to have additional rubbish and glass refuse bins, we already suffer from noise pollution when the Pub empties its bottles at unsocial hours, the licensing of this venue will increase this problem.

Furthermore the proposals are excessive in that:

- b) The 3 Daggers pub is approximately 20 meters away being next door to the Farm Shop, Micro Brewery etc. As a result there is no need for licensing of a micro-brewery or farm shop for extended hours. Most breweries would use public houses as outlets for their beers as does Hop Back Brewery and Moles Brewery both Wiltshire based.
- c) They are excessive in comparison to other tours/events already granted in Wiltshire. The Wadworth Brewery in Devizes significantly larger vicinity with a very different night life scene)

has tours Monday to Saturday at 1100 and 1400 only. Box Steam Brewery in Holt is open Monday - Thursday 10am-5pm, Friday 10am-6pm, and Saturday 10am-2pm.

- d) The 3 Daggers public house next door has facilities for events, sales of alcohol and we have a Parish Hall for which there are plans for an extension.

2. Protecting Children and other members of the community from harm

The proposals are inconsistent with the licensing objectives because they will impact upon local children, adults and older people in terms of sleep patterns, traffic congestion, concerns about safety waiting for the school bus and busier road network.

In addition, for those horse riders in our community (or those that keep horses in livery locally due to access to the Plain) there are concerns about safety and possible loss of income due to excessive noise and congestions etc. This is of particular concern to us as we have long standing planning permission for stables and have horses. Our only entrance/exit is directly opposite the Farm Shop/Micro Brewery complex and therefore licensing the proposed events (music indoor and outdoor, and late alcohol etc.) with the associated noise and unusual sights and sounds could spook the horses and cause a real risk to our health and well-being as well as other local riders.

It should also be noted that a public footpath is directly opposite the farm shop complex and therefore, increased traffic etc. could be a real risk to walkers' safety.

Presumably the licensing application makes no mention of the use of plastic rather than glass drinks glasses, which would reduce the risk of harm to children, animals etc. when invariably such containers are broken etc.

In addition, without knowledge of the events we are concerned about the use of strong language, sexual expletives, the drinking of alcohol etc. Whilst my husband and I do not have children, my young nieces and nephew visit almost every weekend (we moved here to be close to them) and sometimes stay over. The approval of the proposed licensing application will not therefore protect them or other children living in the community from these occurrences.

In addition the events could be taking place at the same time as the Farm Shop opening hours and therefore if children are on the premises with their parents or other relatives they could be exposed to inappropriate behaviour etc.

Finally sleep patterns will be affected and in particular those of Children as they will be in bed whilst the proposed events are in full swing.

3. Public safety/prevention of crime and disorder

The proposed licensing hours and application for internal and external late night music licenses do not take into account the limited parking facilities available at the pub and Farm Shop complex. We have already been asked if we would let out one of our horse paddocks for this purpose for one event and other residents have been placing cones outside of their properties to prevent customers blocking their driveways. This will only become worse with the licensing of venue.

We would ask that consideration is given to the impact upon the road network (which now narrows at this point) when, coaches or mini buses come to events at the Farm Shop/Micro Brewery complex and the extent to which parking along the road when the car parks are full will cause not only a public nuisance but bring about public safety issues for those trying to cross the road, or walk along the road where there are no foot paths. In addition, we are concerned about additional accidents etc.

If events are to be held there is limited public transport so, those tasting the beer in the brewery may find themselves driving under the influence.

In terms of existing Council Policy, the Edington Development plan is we understand the current document to which we need to refer and the proposed licensing application is inconsistent with this in a number of areas including but not limited to:

- The environment/local countryside which is important to almost 100% of residents. This application will not improve our local environment or countryside;
- Paths, roads and lanes – speeding traffic and HGVs are of concern to all locals. The above licensing proposals will make this worse for those living in the local area especially those living along the Westbury Road;
- Transport, increased traffic flows will further discourage people from cycling around the district and make it unsafe for children;
- Business and employment – the extended licensing hours will not increase local employment, in our opinion the 3 Daggers Pub is testimony to this and, this is not a rural business, and local employment is not likely to be increased significantly as we understand things currently, the Farm shop will be selling produce from the Priory and probably famous Country Wear brands, not local farmer's products or other locally produced wares etc. The Farm Shop complex is also likely to impact negatively upon neighbouring businesses e.g. the public house and café in Bratton, and the Hill worth Stores in Bratton.
- In addition, it does nothing to encourage the development of agriculture-related industry.

As a result we ask that the Council refuses the licensing application in its current form. Instead advising the applicant that it will only accept an application which incorporates the following:

1. Reduction in proposed licensing hours as outlined on the website for the Farm Shop i.e. 0800 – 1800 or at most 2000
2. That no late night license be granted i.e. beyond 2000 and that if later hours are requested then after consultation with local residents and the Parish Councils of Edington and Bratton a special license should be sought in the normal manner.
3. A commitment from the applicant that special licenses for hours beyond 2000 be limited to a maximum of 6 per annum.

If the Council is not minded to do this we request that the Council refuses the licensing application in its current form. This will enable the applicant to reconsider their position in relation to the hours of licensing and to propose limits as to the number of late night events.

Finally, I would ask you to note that my husband and I only discovered the licensing proposals when they were advertised in the Wiltshire Times last Friday. We understand that a notice was published White Horse free newspaper but, were unaware of this. In addition the Farm Shop, Micro Brewery and Bar is still a construction site so, it is not possible to see any notice on the premises. Given that we attended the Parish Council meetings at Edington and Bratton recently we can advise that we came away with a clear impression that none of the Members of either Council were aware either. This may be something that the Council wishes to consider further.

Yours faithfully



Anna Klonowski and Len Cassidy

**Cowleaze
13 Tinhead Road
Edington
Westbury
Wiltshire
BA13 4PJ**

14 March 2013

FAO Mandy Bradley
Service Director, Public Protection
Wiltshire Council
Bythesea Road
Trowbridge
BA14 8JN

Dear Madam,

Objection/Representation in relation to the Application for a Premises License of the following premises :-

Edington Farm Shop and Three Dagers Brewery Bar, Westbury Road, Edington BA13 4PG

We wish you to note that we object to the proposed licensing hours of the above-mentioned premises. We read about the application in last Friday's Wiltshire Times and were alarmed that objections should be made by 18 March, giving us only 10 days and not the 28 day period which we believe is the norm. There has been no local engagement or consultation and we cannot help but wonder why?

The basis for this opposition is that granting a licence for these premises as currently proposed will not promote the licensing objectives, particularly the prevention of antisocial behaviour, public nuisance, public safety and protection of children from harm. In particular We believe:

- a) That they are excessive due to the 3 Dagers pub being next door, there is no need for licensing of a micro-brewery or farm shop for extended hours. Most breweries would use public houses as outlets for their beers as does Hop Back Brewery and Moles Brewery both Wiltshire based.
- b) They are excessive in comparison to other tours/events already granted in Wiltshire. The Wadworth Brewery in Devizes (Which is much larger vicinity with very a very different night life scene) has tours Monday to Saturday at 1100 and 1400 only. Box Steam Brewery in Holt is open Monday - Thursday 10am-5pm, Friday 10am-6pm, Saturday 10am-2pm
- c) They are excessive in that the public house next door has facilities for events, sales of alcohol and we have a Parish Hall.
- d) They will have a detrimental impact on the locality because the farm shop and micro-brewery is largely glass in a timber oak frame thus questioning the sound proofing of the facility. In addition, the request for a limitless number of open air "events" will also cause disturbance. All of these will lead to:
 - o Light pollution
 - o Noise pollution
 - o Traffic and congestion
 - o Parking problems
 - o Litter

These are inconsistent with the licensing objectives because they will impact upon local children, adults and older people in terms of sleep patterns, traffic congestion, parking of additional vehicles, concerns about safety waiting for the school bus and busier road network. In addition, for those horse riders in our community (or those that keep horses in livery locally due to access to the Plain) concerns about safety and possible loss of income due to excessive noise and congestions etc.

- e) The staff will not be living on site and as can be seen from the 3 Daggers Pub, and so rumour has it, the soon to be Priory Hotel, there will be a need for staff accommodation likely to be in the house next door to number 46 Westbury Road which, will in turn cause additional noise disturbance and traffic.
- f) This will impact negatively upon neighbouring businesses e.g. the public house and café in Bratton, and the Hillworth Stores in Bratton.

In terms of existing Council Policy, the Edington Development plan is the current document to which we need to refer and the proposed licensing is inconsistent with this in a number of areas including but not limited to:

- The environment/local countryside which is important to almost 100% of residents. This application will not improve our local environment or countryside;
- Paths, roads and lanes – speeding traffic and HGVs are of concern to all locals. The above licensing proposals will make this worse for those living in the local area especially those living along the Westbury Road;
- Transport, increased traffic flows will further discourage people from cycling around the district and make it unsafe for children;
- Business and employment – the extended licensing hours will not increase local employment, the 3 Daggers Pub is testimony to this and, this is not a rural business, if anything it will impact negatively on the existing rural businesses in the locality. In addition, it does nothing to encourage the development of agriculture-related industry.

As residents of Tinhead Road, we have already suffered parking congestion when big events are held at the pub. We feel this is likely to get worse if the proposals go ahead as requested. We do not believe there will be sufficient parking on site to cope with functions such as Weddings, Funerals etc. We are aware that in the past locally privately owned fields may have been used for additional parking, but we are concerned that as many houses on the main road near the pub and shop have recently changed hands, there is no guarantee that these arrangements will continue. That would mean the logical place for overflow parking would be down Tinhead Road. As Tinhead road leads down to Ballards Farm, a working farm, many heavy wide tractors and combine harvesters etc already use Tinhead Road, therefore additional parking would pose a danger to walkers, bike riders, horse riders etc.

As a result we ask that the Council refuses the licensing application in its current form. Instead advising the applicant that it will only accept an application in the following form:

1. The license being limited to the hours outlined on the website for the Farm Shop ,
0800 – 2000
2. That no late night license be granted beyond 2000 and that if later hours are requested then after consultation with local residents and the Parish Council's of Edington and Bratton a special license should be sought on an ad hoc basis
3. Those special licenses for hours beyond 2000 are limited to a maximum of 6 per annum.

If the Council is not minded to do this we request that the Council refuses the licensing application in its current form. This will enable the applicant to reconsider its position in relation to the hours of licensing and to propose limits as to the number of late night events.

Yours faithfully

Jo and John Petersen

Cc maggie.jones@wiltshire.gov.uk

Cc Licensingwest@wiltshire.gov.uk

Paper copy in post.

old.

Objection/Representation in relation to the Licensing of the following premises

Farm Shop, Micro-Brewery and Bar, Westbury Road, Edington

FAO Mandy Bradley and Kate Golledge
Service Director, Public Protection
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Dear Madam,

I wish you to note that I object to the proposed licensing of the above-mentioned premises and wish you to note that I only found out about this today with the Parish Council at Edington having had this brought to its attention on 11 March 2013 and Bratton Parish Council on 12 March 2013. There has been no local engagement or consultation and one cannot help but wonder why?

The basis for this opposition is that granting a licence for these premises as currently proposed will not promote the licensing objectives, particularly the prevention of antisocial behaviour, public nuisance, public safety and protection of children from harm. In particular I believe:

- a) That they are excessive due to the 3 Dagers pub being approximately 20 meters next door, there is no need for licensing of a micro-brewery or farm shop for extended hours. Most breweries would use public houses as outlets for their beers as does Hop Back Brewery and Moles Brewery both Wiltshire based.
- b) They are excessive in comparison to other tours/events already granted in Wiltshire. The Wadworth Brewery in Devizes (a much larger vicinity with a very different night life scene) has tours Monday to Saturday at 1100 and 1400 only. Box Steam Brewery in Holt is open Monday - Thursday 10am-5pm, Friday 10am-6pm, Saturday 10am-2pm
- c) They are excessive in that the public house next door has facilities for events, sales of alcohol and we have a Parish Hall.
- d) They will have a detrimental impact on the locality because the farm shop and micro-brewery is largely glass in a timber oak frame thus questioning the sound proofing of the facility. In addition, the request for a limitless number of open air "events" will also cause disturbance. All of these will lead to:
 - o Light pollution
 - o Noise pollution
 - o Traffic and congestion
 - o Litter

These are inconsistent with the licensing objectives because they will impact upon local children, adults and older people in terms of sleep patterns, traffic congestion, concerns about safety waiting for the school bus and busier road network. In addition, for those horse riders in our community (or those that keep horses in livery locally due to access to the Plain) concerns about safety and possible loss of income due to excessive noise and congestions etc.

- e) The staff will not be living on site and as can be seen from the 3 Dagers Pub, and soon to be Priory Hotel there will be a need for staff accommodation likely to be in the house next door to number 46 Westbury Road which, will cause additional noise disturbance and traffic.

- f) Local employment is not likely to be increased, the 3 Daggers pub does not employ local people, the Farm shop will be selling produce from the Priory and Barbour and other famous Country Wear brands, not local farmers produce or local wares etc.
- g) This will impact negatively upon neighbouring businesses e.g. the public house, local shop and café in Bratton

In terms of existing Council Policy, the Edington Development plan is the current document to which we need to refer and the proposed licensing is inconsistent with this in a number of areas including but not limited to:


- The environment/local countryside which is important to almost 100% of residents. This application will not improve our local environment or countryside;
- Paths, roads and lanes – speeding traffic and HGVs are of concern to all locals. The above licensing proposals will make this worse for those living in the local area especially those living along the Westbury Road;
- Transport, increased traffic flows will further discourage people from cycling around the district and make it unsafe for children;
- Business and employment – the extended licensing hours will not increase local employment, the 3 Daggers Pub is testimony to this and, this is not a rural business, if anything it will impact negatively on the existing rural businesses in the locality. In addition, it does nothing to encourage the development of agriculture-related industry.

As a result I ask that the Council refuses the licensing application in its current form. Instead advising the applicant that it will only accept an application in the following form:

1. The license being limited to the hours outlined on the website for the Farm Shop i.e. 0800 – 2000
2. That no late night license be granted i.e. beyond 2000 and that if later hours are requested then after consultation with local residents and the Parish Councils of Edington and Bratton a special license should be sought
3. That special licenses for hours beyond 2000 be limited to a maximum of 6 per annum.

If the Council is not minded to do this I request that the Council refuses the licensing application in its current form. This will enable the applicant to reconsider its position in relation to the hours of licensing and to propose limits as to the number of late night events.

Yours faithfully

MARIE DUDDS  (Signature)

MARIE DUDDS (Print name)

46 WESTBURY RD (Address)

EDINGTON WILTSHIRE

BA13 4PG

March 2013

(Date) 15/3/13

Jones, Maggie

From: cjenkins [REDACTED]
Sent: 18 March 2013 15:41
To: Fuller, Peter
Cc: Jones, Maggie
Subject: Micro Brewery

I'd like to register our opposition to the proposed licensing of the Farm Shop / Micro Brewery at the Three Dagers. The potential for regular late night noise, both from traffic and people, as well as possible hazard from traffic, seems to us completely inappropriate in such a rural location, not least as any such licence would be in addition to that already in place for the pub.

A and C Jenkins

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Jones, Maggie

From: Macey, Julie
Sent: 19 March 2013 10:14
To: Jones, Maggie
Subject: FW: Objection to License

From: Rachel King [mailto:████████████████████]
Sent: 18 March 2013 15:53
To: Licensing (West)
Subject: Objection to License

I am writing to put forward my objection to the type of License being applied for at The Priory Farm Shop Edington. I am extremely happy for them to have a bar license so that people can taste the beer but I see no reason for applying for a music and late opening license as this purports to be a Farm Shop and not a place of entertainment.

Yours sincerely

Rachel and Andrew King
63 Westbury Road, Edington

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For more information please visit <http://www.symanteccloud.com>

Edington Parish Council

Sandy Lane Cottage
12 Westbury Road
Edington
Westbury, Wilts
BA13 4QD

15 March 2013

Dear Mrs Jones,

**Edington Farm Shop and Three Daggers Brewery Bar
Applications for Premises Licences**

Edington Parish Council has been able to consider these applications and the following comments relate to both.

The Parish Council generally supported the applications accepting that the applicants were seeking 'global' hours to avoid having to make special applications for functions that may crop up. However the Council was also aware that the premises being adjacent to the Three Daggers would potentially mean that there would be 3 premises within close proximity to one another each having very similar licences. In addition there was the risk that local residents may be adversely affected by noise from the functions themselves as well as from vehicles entering and leaving the premises late at night, and possibly parking in the road.

What the Parish Council suggests is that any licences granted should be subject to review in say 6 months in order to assess how they are operating and whether indeed neighbours have been adversely affected.

Kind regards,

Yours sincerely,

Malcolm R Wieck
Clerk

Mrs M Jones,
Licensing Officer,
Wiltshire Council
Bythesea Road
Trowbridge
Wilts
BA14 8 JN

By email maggie.jones@wiltshire.gov.uk

Objection/Representation in relation to the Licensing of the following premises

Farm Shop, Micro-Brewery and Bar, Westbury Road, Edington

FAO Mandy Bradley and Kate Golledge
Service Director, Public Protection
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

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The basis for this opposition is that granting a licence for these premises as currently proposed will not promote the licensing objectives, particularly the prevention of antisocial behaviour, public nuisance, public safety and protection of children from harm. In particular I believe:

- a) That they are excessive due to the 3 Daggers pub being approximately 20 meters next door, there is no need for licensing of a micro-brewery or farm shop for extended hours. Most breweries would use public houses as outlets for their beers as does Hop Back Brewery and Moles Brewery both Wiltshire based.
- b) They are excessive in comparison to other tours/events already granted in Wiltshire. The Wadworth Brewery in Devizes (a much larger vicinity with a very different night life scene) has tours Monday to Saturday at 1100 and 1400 only. Box Steam Brewery in Holt is open Monday - Thursday 10am-5pm, Friday 10am-6pm, Saturday 10am-2pm
- c) They are excessive in that the public house next door has facilities for events, sales of alcohol and we have a Parish Hall.
- d) They will have a detrimental impact on the locality because the farm shop and micro-brewery is largely glass in a timber oak frame thus questioning the sound proofing of the facility. In addition, the request for a limitless number of open air "events" will also cause disturbance. All of these will lead to:
 - o Light pollution
 - o Noise pollution
 - o Traffic and congestion
 - o Litter

These are inconsistent with the licensing objectives because they will impact upon local children, adults and older people in terms of sleep patterns, traffic congestion, concerns about safety waiting for the school bus and busier road network. In addition, for those horse riders in our community (or those that keep horses in livery locally due to access to the Plain) concerns about safety and possible loss of income due to excessive noise and congestions etc.

- e) The staff will not be living on site and as can be seen from the 3 Daggers Pub, and soon to be Priory Hotel there will be a need for staff accommodation likely to be in the house next door to number 46 Westbury Road which, will cause additional noise disturbance and traffic.

- f) Local employment is not likely to be increased, the 3 Daggers pub does not employ local people, the Farm shop will be selling produce from the Priory and other famous Country Wear brands, not local farmer's products or other locally produced wares etc.
- g) This will impact negatively upon neighbouring businesses e.g. the public house and café in Bratton

In terms of existing Council Policy, the Edington Development plan is the current document to which we need to refer and the proposed licensing is inconsistent with this in a number of areas including but not limited to:

- The environment/local countryside which is important to almost 100% of residents. This application will not improve our local environment or countryside;
- Paths, roads and lanes – speeding traffic and HGVs are of concern to all locals. The above licensing proposals will make this worse for those living in the local area especially those living along the Westbury Road;
- Transport, increased traffic flows will further discourage people from cycling around the district and make it unsafe for children;
- Business and employment – the extended licensing hours will not increase local employment, the 3 Daggers Pub is testimony to this and, this is not a rural business, if anything it will impact negatively on the existing rural businesses in the locality. In addition, it does nothing to encourage the development of agriculture-related industry.

As a result I ask that the Council refuses the licensing application in its current form. Instead advising the applicant that it will only accept an application in the following form:

1. The license being limited to the hours outlined on the website for the Farm Shop i.e. 0800 – 2000
2. That no late night license be granted i.e. beyond 2000 and that if later hours are requested then after consultation with local residents and the Parish Councils of Edington and Bratton a special license should be sought
3. That special licenses for hours beyond 2000 be limited to a maximum of 6 per annum.

If the Council is not minded to do this I request that the Council refuses the licensing application in its current form. This will enable the applicant to reconsider its position in relation to the hours of licensing and to propose limits as to the number of late night events.

Yours faithfully

 (Signature)

FE CALHAWAY (Print name)

COMBE-VALE (Address)

6 Longfellow Edington

WESTBURY WILTS BA13 4PE

March 2013

14-3-13 (Date)

Objection/Representation in relation to the Licensing of the following premises

Farm Shop, Micro-Brewery and Bar, Westbury Road, Edington

FAO Mandy Bradley and Kate Gollidge
Service Director, Public Protection
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

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- g) This will impact negatively upon neighbouring businesses e.g. the public house and café in Bratton

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- Transport, increased traffic flows will further discourage people from cycling around the district and make it unsafe for children;
- Business and employment – the extended licensing hours will not increase local employment, the 3 Daggers Pub is testimony to this and, this is not a rural business, if anything it will impact negatively on the existing rural businesses in the locality. In addition, it does nothing to encourage the development of agriculture-related industry.

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1. The license being limited to the hours outlined on the website for the Farm Shop i.e. 0800 – 2000
2. That no late night license be granted i.e. beyond 2000 and that if later hours are requested then after consultation with local residents and the Parish Councils of Edington and Bratton a special license should be sought
3. That special licenses for hours beyond 2000 be limited to a maximum of 6 per annum.

If the Council is not minded to do this I request that the Council refuses the licensing application in its current form. This will enable the applicant to reconsider its position in relation to the hours of licensing and to propose limits as to the number of late night events.

Yours faithfully

.....(Signature)
 GILBERT W. GREEN.....(Print name)
 48 Westbury Rd.....(Address)
 Edington.....
 Westbury BA13 4PG.....

March 2013 16th March (Date) 2013

Jones, Maggie

From: kenneth marshall [REDACTED]
Sent: 16 March 2013 21:01
To: Jones, Maggie
Subject: Licensing application 201302759 - Brewery Bar & Farm-Shop, 3 Dagers Operating Company, Edington

Categories: Hearings

Dear Ms Jones

I have been advised that you may be involved with the above premises licensing application. If not, I apologise for disturbing you and would ask that you disregard this email

As a parent of two small children who lives within 50 yards of the premises I've been advised of the application and would like it registered that I have no concerns about the impact of the license if granted and support it for the benefit I consider that it will bring this community. The adjacent public house is run by the same company and the management has repeatedly demonstrated a willingness to listen and act on any local concerns. I have every confidence that this will continue.

Yours Sincerely

Kenneth Marshall

57 Westbury Road,
Edington BA13 4PG

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Jones, Maggie

From: pauline dorgan [REDACTED]
Sent: 16 March 2013 16:31
To: Jones, Maggie; Fuller, Peter; Licensing (West); joygeorge fraser
Subject: Edington Farm Shop License Application

I am writing to fully support the license application for Edington Farm Shop.

The applicant has shown himself to be very considerate of the near neighbours of the enterprise [of which I am one] and has already explained at length the plans for the shop and microbrewery which seem very reasonable. The village has gained a wonderful facility that the silent majority support and i hope the licensing panel will grant the license in its entirety.

. pauline Dorgan

54 Westbury Rd, Edington, BA13 4PG

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Jones, Maggie

From: matthurley [REDACTED]
Sent: 17 March 2013 09:33
To: Fuller, Peter
Cc: Jones, Maggie

Dear councillors,

My Husband and I were handed a note the other day concerning the licensing hours of the new farm shop and micro brewery in our Village of Edington. I have lived nearly all my life in the village. I went to the village primary school (as did my Husband) The school has since closed down. My parents used to use the George pub in the village (now closed). We used to get our bread from the village bakery (now closed). We only have a Post Office because a villager has been kind enough to put themselves out to use their own time and property to have one. We used to use the village shop in court lane (now closed). If they didn't have what we needed or while getting our stamps at the post office in "the city" we could always use the shop facilities there (now closed). Or we could do a bit of shopping at the bakery in their grocery section..... You may see a common thread here? I have seen the village have the life sucked out of it for many reasons, in the 80's a lot of property became weekend homes for people who lived and worked in the cities in the week. They used to arrive with their Tesco carrier bags of food and supplies, so not supporting the village shops, pubs etc.... Now we have someone who has come in and is trying to breathe life back into the village with reopening of the last of the village pub, How can he possibly be thinking straight? Wanting to have a fantastic village shop with all things a micro brewery! AND now there's talk of people still being allowed to enjoy themselves until the jolly old hour of 1 a.m. Even if it does mean it's because they have just got married! As for the harm it is supposed to bring to our children, well I think the only harm that will come to them is if this vicious circle is allowed to happen again and the last chance this village has to fight for its life if small minded people don't allow it to. (Oh and just to mention the note given to us was by someone who only moved to the village five weeks ago and seems to have adopted the "GERROVVMYLAAND" attitude that perhaps they think is how our country villagers behave

Yours faithfully

Caroline Hurley

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The Gables
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24/03/13

**Objection/Representation in relation to the Licensing of
Farm-Shop, Micro Brewery and Bar, Westbury Road, Edington**

Dear Madam,

We are submitting a revised representation/objection in relation to the proposed licensing of the above-mentioned premises.

We now understand that the original application has been amended however, we still feel compelled to raise an objection to what is being proposed at the local farm-shop and micro brewery.

We are informed that a licensing request has been applied for the premises to remain open until 23:00 six days a week and have the ability to conduct tours and hold events late into the evening. This still remains a change to the originally agreed use of the premises, as a farm-shop and micro brewery closing at 1800 Monday- Saturday.

Through our joint research we have found that out of 17 Wiltshire farm-shops there are none that remain open past 19:00. With the vast majority closing at 18:00 or earlier. From a micro brewery perspective within Wiltshire, tours are typically conducted during the day or by special arrangement, as there is limited demand for evening tours.

From what is being proposed this would enable the 3 Daggers site the ability to have two bars open concurrently effectively creating a 'super pub'. This creates a number of issues within the locality:

- Effect on other local village services e.g. Bratton to support what will effectively be three pubs.
- Increased public nuisance, as there will be a far greater number of people and cars vacating the combined premises at closing hours 23:00. Impacting our family and local resident's sleep patterns during the working week and weekends.

These form the core of why we are objecting to this license application. We do not believe there is a justified requirement to have brewery tours on the premises into the evening.

These tours could satisfactorily take place during the day, avoiding the public nuisance element and once the farm-shop and micro brewery closes at 18:00 customers can still enjoy the beer being served at the 3 Daggers pub.

When the initial planning for the building was accepted, it was for a farm shop selling locally sourced produce. This was fully welcomed and thought to be a great asset to the local community within normal business hours.

We have a young daughter to consider, who has just started school and we must take into account her continued safety and well-being.

The increase in night time activity will create additional noise and light pollution, already experienced by those residence within the immediate vicinity.

Through the additional night time visitors and cars from the venue it will certainly not improve the quality of life, it will in fact be an increased public nuisance for those residents of Edington I hope you are able to us help with regards to rejecting this licensing application and change of use of the premises. We look forward to hearing from you and trust that you will be able to include our objections when your colleagues on the licensing committee are considering this application.

Yours faithfully

Barry & Marie Dodds

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23 March 2013

**Objection/Representation in relation to the Licensing of
Farm Shop, Micro-Brewery and Bar, Westbury Road, Edington**

Dear Madam,

We are submitting a representation/objection in relation to the proposed licensing of the above-mentioned premises. We have tried and failed to negotiate with the representatives of the owner. On 14 March 2013, we were approach by Mr Graves who asked what needed to change for our objections to be removed, to which we responded that we wanted the whole Farm Shop, Micro Brewery and Bar to close at 2000. Mr Graves advised us that this was acceptable and that he would ensure that the Council were notified the following morning. We planned to write to the Council to this effect but, when there was no email we decided to wait. In the meantime, we and our neighbours arranged to meet the applicant for the License who works for the owner to "build bridges" on the 15 March 2013. However, the applicant was not able to attend, we were advised he was busy in the kitchen at the 3 Dagers pub and two of the representatives of the owner came along instead (one being the man who had the night before advised that closing at 2000 was acceptable). During this meeting, we were told, that the applicant would on behalf of the owner, be applying for a license until 2300 ie pub hours and that there was no negotiation to be made this being a complete "u turn" on the night before.

During this meeting we were advised by one of the representatives of the owner that the license application was "**just a formality**" despite the objections of ourselves and others. We are therefore appealing to the Members of the Licensing Committee to assist us in our endeavours to maintain rural life in Edington a small village, by minimising noise, nuisance, and addressing public safety etc.

We note that the original application sought longer hours and live entertainment and recorded music outside until 0100 and are grateful to the Council's Officer who advised the applicant that this would lead to an objection to the license. We believe that this rather than any regard for local residents concerns has led to the slightly revised application.

The basis for our continued opposition is that granting a licence for these premises as currently proposed will not promote the licensing objectives, including the prevention of antisocial behaviour, public nuisance, public safety and protection of children from harm. In particular we believe that they will have a detrimental impact on the locality, especially as Edington is in the Council's Core Strategy described as a small rural village.

In addition, we would draw your attention to the lack of business case/need for such premises to be licensed if they are truly to be used for microbrewery tours only. As can be seen from the attached table, to the best of our knowledge there are no micro-brewery premises in rural areas that have applied for and been granted licenses until 2300 in Wiltshire. In addition, all have advised that there

is little/no call for visits finishing later than 1900. In addition, most brewery tours offer the tasting of beer, the purchase of the chosen beer and then move on to a new venue. We therefore cannot help but ask, what is the real purpose of the licensing application until 2300? Is it the creation of a “super pub” in a small rural village or a wedding and party venue in the middle of a small rural village?

Based upon the current application we would draw your attention to:

1. Public Nuisance

The farm shop and micro-brewery is largely glass in a timber oak frame and as such we are questioning the sound proofing of the facility which, we believe has not been subject to the Council’s Building Control review as we believe that an alternative private company was used.

A large decking area is attached to the premises which, means that during appropriate weather conditions, those visiting the complex will undoubtedly find themselves wandering/sitting outside thus creating an external venue for events/parties/weddings etc until at least 2300. Of course these hours will then be extended by the use of Temporary Event Notices and/or the application of Special Licenses. This will create additional noise nuisance, additional light pollution, smoking pollution and associated litter etc.

The opening hours to 2300 will create a public nuisance due to people drinking, moving about and driving at night.

In addition, there are also likely to be many other deliveries & collections taking place during the night or early in the morning including deliveries of hops, barrels, emptying of bins, bottle banks etc. early in the morning/late at night. The more the venue is used during extended licensing hours, the greater the need for deliveries and therefore the more nuisance/traffic etc.

As it is Winter/Spring we have not yet needed to open our windows, the likelihood of being able to do so during the warmer weather is now of concern due to the additional noise nuisance we will incur from the applicant’s proposed licensing hours. In addition, we have horses that during Spring and Summer months will be kept outside in paddocks near the road and the increased noise may worry them.

All of the above in a small rural village will lead to:

- Light pollution
- Noise pollution to the houses opposite and along Westbury Road but also the surrounding area
- Traffic and congestion
- Rubbish and litter

One needs to consider the lack of acoustic lobbies in the farm shop/microbrewery, the location of the decking, the location(s) where music will be piped from (or indeed where the PA system will be for live bands etc.), how the noise from those entering and exiting the premises will be kept to a minimum, especially, if the venue is used for weddings and corporate events. The additional noise caused by those attending/leaving the premises, there is large and new additional car park for the complex which suggests the owners and managers expect significant numbers of cars.

In addition, there will be a need to have additional rubbish and glass refuse bins, we already suffer from noise pollution when the Pub empties its bottles at unsocial hours, the licensing of this venue will increase this problem (this can be verified by our raising issues with the appropriate Officers).

Furthermore the proposals are excessive in that:

- b) The 3 Daggers pub is approximately 20 meters away being next door to the Farm Shop, Micro Brewery etc. As a result there is no need for licensing of a micro-brewery or farm shop for Pub hours. Most breweries would use public houses as outlets for their beers as does Hop Back Brewery and Moles Brewery both Wiltshire based, given that the Pub is so close, we believe that all events after 2000 should transfer to the Pub and the complex close.
- c) They are excessive in comparison to other tours/events already granted in Wiltshire. The Wadworth Brewery in Devizes significantly larger vicinity with a very different night life scene) has tours Monday to Saturday at 1100 and 1400 only. Box Steam Brewery in Holt is open Monday - Thursday 10am-5pm, Friday 10am-6pm, and Saturday 10am-2pm. Please see attached table for further information regarding other micro-breweries none of which are located in a small rural village comparable to Edington.
- d) The 3 Daggers public house next door has facilities for events, sales of alcohol and we have a Parish Hall for which there are plans for an extension. As such there is no need for an events venue open for the sale of alcohol until 2300.

2. Protecting Children and other members of the community from harm

The proposals are inconsistent with the licensing objectives because they will impact upon local children, adults and older people in terms of sleep patterns, traffic congestion, concerns about safety waiting for the school bus and busier road network.

Our driveway is directly opposite the entrance to the Pub and now Farm Shop, Micro-Brewery and Bar car park. We are concerned that the extended licensing hours will lead to visitors and passing traffic using our driveway as a passing lane, and therefore cause a significant risk to pedestrians, ourselves, our nieces and nephew, our elderly parents and our neighbours.

In addition, for those horse riders in our community (or those that keep horses in livery locally due to access to the Plain) there are concerns about safety and possible loss of income due to excessive noise and congestions etc. This is of particular concern to us as we have long standing planning permission for stables and have horses. Our only entrance/exit is directly opposite the Farm Shop/Micro Brewery complex (as is one of paddocks) and therefore licensing the proposed events (music indoor and outdoor, and late alcohol etc.) with the associated noise and unusual sights and sounds could spook the horses and cause a real risk to our health and well-being as well as other local riders.

It should also be noted that a public footpath is directly opposite the farm shop complex and therefore, increased traffic etc. could be a real risk to walkers' safety.

Presumably the licensing application makes no mention of the use of plastic rather than glass drinks glasses, which would reduce the risk of harm to children, animals etc. when invariably such containers are broken etc.

In addition, without knowledge of the events we are concerned about the use of strong language, sexual expletives, the drinking of alcohol etc. Whilst my husband and I do not have children, my young nieces and nephew visit almost every weekend (we moved here to be close to them) and sometimes stay over. The approval of the proposed licensing application will not therefore protect them or other children living in the community from these occurrences.

In addition the events could be taking place at the same time as the Farm Shop opening hours and therefore if children are on the premises with their parents or other relatives they could be exposed to inappropriate behaviour etc.

Finally sleep patterns will be affected and in particular those of Children as they will be in bed whilst the proposed events are in full swing.

3. Public safety/prevention of crime and disorder

The proposed licensing hours and application for late night music licenses do not take into account the limited parking facilities available at the pub and Farm Shop complex. We have already been asked if we would let out one of our horse paddocks for this purpose for one event and other residents have been placing cones outside of their properties to prevent customers blocking their driveways. This will only become worse with the licensing of venue.

We would ask that consideration is given to the impact upon the road network (which now narrows at this point) when, coaches or mini buses come to events at the Farm Shop/Micro Brewery complex and the extent to which parking along the road when the car parks are full will cause not only a public nuisance but bring about public safety issues for those trying to cross the road, or walk along the road where there are no foot paths. In addition, we are concerned about additional accidents etc. Please also note our concerns about our driveway being used as a passing lane as outlined above.

If events are to be held there is limited public transport so, those tasting the beer in the brewery may find themselves driving under the influence thus causing a risk to public safety.

In terms of existing Council Policy, the Edington Development plan is we understand the current document to which we need to refer and the proposed licensing application is inconsistent with this in a number of areas including but not limited to:

- The environment/local countryside which is important to almost 100% of residents. This application will not improve our local environment or countryside;
- Paths, roads and lanes – speeding traffic and HGVs are of concern to all locals. The above licensing proposals will make this worse for those living in the local area especially those living along the Westbury Road;
- Transport, increased traffic flows will further discourage people from cycling around the district and make it unsafe for children;
- Business and employment – the extended licensing hours will not increase local employment, in our opinion the 3 Dagers Pub is testimony to this and, this is not a rural business, and local employment is not likely to be increased significantly as we understand things currently, the Farm shop will be selling produce from the Priory and probably famous Country Wear brands, not local farmer's products or other locally produced wares etc. The Farm Shop complex is also likely to impact negatively upon neighbouring businesses e.g. the public house and café in Bratton, and the Hill worth Stores in Bratton. In addition, the reduction in opening hours to our proposed 2000 (instead of 2300) will only reduce the opening hours of the Micro-Brewery and Bar by 3 hours. The Brewer is unlikely to work past these hours in any event and therefore the Manager of the Pub is probably the only individual who we believe is already on a full time contract, likely to be affected.
- In addition, it does nothing to encourage the development of agriculture-related industry.

As a result we ask that the Council refuses the licensing application in its current form. Instead advising the applicant that it will only accept an application which incorporates the following:

1. Reduction in proposed licensing hours as outlined on the website for the Farm Shop i.e. 0800 – 1800 or at most 2000

2. That no late night license be granted i.e. beyond 2000 and that if later hours are requested then after consultation with local residents and the Parish Councils of Edington and Bratton a special license should be sought in the normal manner.
3. A commitment from the applicant that special licenses for hours beyond 2000 be limited to a maximum of 6 per annum.

If the Council is not minded to do this we request that the Council refuses the licensing application in its current form. This will enable the applicant to reconsider their position in relation to the hours of licensing and to propose limits as to the number of late night events.

Finally, my husband and I would ask you to note that we only discovered the licensing proposals when they were advertised in the Wiltshire Times on 8 March 2013. We understand that a notice was published White Horse free newspaper but, were unaware of this as were many other residents in the local area. In addition the Farm Shop, Micro Brewery and Bar was at the time still a construction site so, it was not possible to see any notice on the premises. Given that we attended the Parish Council meetings at Edington and Bratton recently we can advise that we came away with a clear impression that none of the Members of either Council were aware either. This may be something that the Council wishes to consider further.

Yours faithfully



Anna Klonowski and Len Cassidy

Wiltshire Breweries – Opening Hours

Brewery	Days	Times	Eves	Micro	Rural
Wadworth, Devizes	7	M to Sa 11 - 4.30; Su by arrangement; Corporate eves by arrangement	N By arrangement	N	N
Box Steam, Holt	6	M to Th 10 - 5; F 10 - 4; Sa 10 - 2	N		Y
Hop Back, Downton	NIL	Don't do tours	N		Rural Business Park
Arkell's, Swindon	5	M to F 7 - 9	Y		Edge of Housing Estate
Keystone, Berwick St Leonard	As req'd	By arrangement, including evenings M to Th	N By arrangement	Y	Rural Business Park
Stonehenge Ales, Netheravon	1	Th 7 - 9	Y		Y
Moles, Melksham	As Req'd	Evenings by arrangement	N By arrangement	Y	
Ramsbury, Aldbourne		Called, voicemail		Y	Y
Braydon Ales, Chippenham	N/A	Too small (5 barrel plant)	N	Y	Y
Downton Brewery, Downton		Called, voicemail		Y	Rural Business Park
Plain Ales, Sutton Veny	As Req'd	By arrangement, including evenings	Y	Y	Rural Business Park
Shed Ales, Pewsey	1	Brewing experience, Sa 8 - 4 Max 2 people (garden shed!)	N	Y	Rural Garden
Three Castles, Pewsey	3	Sat - afternoons; Tu & We - evenings	Y limited	Y	Y
Wessex, Warminster		Called, no answer		Y	Y
Salisbury, Salisbury		Called, no answer		Y	Y
Willy Good Ale, Bradford-On-Avon	N/A	Too small (6 barrel plant)	N	Y	Y
Worlds End, Pewsey	N/A	Nothing organised but welcome to come for a look	N	Y	Urban Pub