

List of Representations – The Manor Barn

6 August 2020

Representation 1

Despite local objection to noise, traffic and safety, this venue has been granted approval for 30 events per annum, excluding exercise classes.

To have the option to serve alcohol for 12 hours per day, every day, at this location will inevitably bring further noise, traffic and safety concerns for the local residents. I appreciate the proprietors wish to have 'flexibility' but this is at the expense of the local community.

It is my opinion that the proprietors should continue to apply for temporary event notices as dictated by their events bookings

Representation 2

I am writing to you with observations about the above application.

1. Daily usage of the barn.

It is noted that, theoretically, there could be events taking place every day of the week throughout the year. We have no objection to events being staged but we think there should be a restriction to three or four events, not seven.

2. It is noted that all guest parking is catered for but that is not our experience when cars have been parked elsewhere in the village. We would not have a problem if all guests were told that cars must be parked in the area provided.

3. We would have no objection to soft music, like a harp, being played outside, but we would not accept anything louder that upsets the piece and quiet of our village. Perhaps an external decibel rating should be levied on outside music.

4. Increasing the number of events will no doubt lead into possible crime and disorder when guests leave the event after midnight. It will be very difficult to control revellers that have been consuming alcohol for several hours.

5. I think we need some clarity on the how and when alcohol will be sold off the premises.

I trust you will consider the above when you make your decision

Representation 3

Re: Premises Licence for the Manor Barn, Manor Farm, Harlton CB23 1EY

Harlton is a village of approx 120 properties.

The Hare & Hounds pub, High St is in the centre of the village and was purchased by the community in the last 5/6 years. It holds a licence to sell alcohol on & off the premises and struggles to survive.

The Pergola Restuarant situated at the west end of the village also holds a licence to sell alcohol on & off the premises.

The Village Hall is managed by trustees, it holds a few events throughout the year and therefore applies for a temporary events notice as necessary.

I propose that the granting of a Licence to Manor Barn to sell alcohol off premises is inappropriate in this small village.

The map provided indicates that the garden surrounding the Manor Farm House is now incorporated into 'the Premises'. (this is possibly a recent addition?) but would indicate that the purchase & consumption of alcohol in this area is already allowed.

If a Licence to sell alcohol on & OFF the premises is procured, this area of garden has the potential to be developed and used for many more events of all types & sizes.

The application by Manor Barn for a Licence to sell alcohol and to hold events throughout the year, states that Manor Barn would 'in practise, not exceed the 30 days per annum'. The Manor Barn already has this ability to hold 30 events per year. This is a situation which a group of concerned Harlton residents fought against approx 8/10 years ago.

The noise level emanating from the Manor Barn on event days already causes a nuisance to those properties which lie to the west of the 'open doors' of Manor Barn.

I note that Manor Barn would prevent Wedding guests movement back to the gardens after 6pm even though this garden is classified as the Premises.

Manor Barn states that once guests move inside the Barn, the only outdoor space available to them is a small lawn enclosed with metal fencing.

My observation of the Manor Barn operation is that guests have ventured much further than the 'metal fence' spilling into the road and adjacent fields.

I am concerned that, as is already happening, Manor Farm's actual farming operation will be fully and finally contracted out, the Premises Licence and Licence to sell Alcohol on and off

the Premises will enable Manor Barn not only to increase the number of Events, the size of Events but also the type of Event, well beyond the metal fence.

Representation 4

It is not clear from the application if either of the requests are limited to events specifically in the Manor Barn or could the venue become a general bar/pub or off licence which operated independently. Since the application mentions music and alcohol consumption 'in the garden' it can only be assumed that the applicants intention is that the licence apply to the Manor Farm site generally and not the Manor Barn only and this representation is written accordingly. It is also understood that the licence granted would be subject to restrictions of the current planning consent but an application to amend that consent could change the situation completely.

Harlton is small, active but very peaceful rural village in the heart of Cambridgeshire. It has one active farm. With 130 households and a population of around 310 it is a thriving community with many young families and retired people in residence.

The licensing team should consider the following in reaching a conclusion on this application;

Competition with other public houses and places selling alcohol-

The Hare and Hounds is an attractive Grade 2 listed thatched building, originally two farm workers cottages and was converted to a pub in 1889. In 2017 the pub became a Community owned pub, owned by the Hare and Hounds Community Interest Company. The pub was a vibrant business and place to meet over many years with custom not only from locals but also from people in neighbouring villages, however in keeping with all village pubs there is a struggle to generate sufficient trade and the pub is only viable with it being subsidised by the community.

The Wheatsheaf pub and pergola Italian restaurant is also in Harlton Parish and other pubs within a 3 mile radius include CamSpice bar and restaurant in Eversden, The Rose in Haslingfield, The Hoops and White Horse in Barton, The Three Horseshoes in Comberton and the Chequers in Orwell. Other premises selling alcohol locally include Wallis Barton Garage, Country Kitchen and the Post Office in Haslingfield, the village shops in Comberton and Barrington.

Given the challenges to economic viability faced by rural pubs and shops it can only be concluded that the local area is already very adequately served and further premises with a licence to sell alcohol for on and off premises consumption every day of the week would increase competition and reduce the viability of all these existing local premises in particular the Hare and Hounds which is of particular importance to the local community.

Access-

The Manor Barn is accessed from Washpit Lane, a single track road, already in poor condition given modern traffic. With a venue licenced to sell alcohol for on and off premises consumption and playing live and recorded music every day of the week it would be logical to conclude a significant increase in traffic movements on a road not designed for such volume.

Noise and disturbance-

Harlton is a linear village with a ribbon of house alongside the Eversden to Haslingfield road. The Manor Barn and Manor Farm are set off to the north east of the line of the village. Regardless of the distance from the Manor Barn sound carries across open fields to the northwest and south east and the noise levels are disproportionate given the distance. The Manor Barn is within 150 metres of Harlton Church. The surrounding area is a conservation area and playing of live and recorded music at the frequency of the application is not appropriate. In Harlton Chalk Pit and a number of locations in the village there have been incidences of gatherings of underage drinkers. If there is sale of alcohol for off premises consumption in the village disturbances of this type will become more common. If the licence is granted as requested it is inevitable that there will be significant disturbance to the inhabitants of Harlton village.

Other local venues-

The local area is very well served with venues for events. Harlton, Haslingfield and Everden Village Halls. Burwash Manor Barton, Comberton Village College, Lords Bridge Arena and Wimpole Hall are all within 3 miles of the venue. It is questionable that the area needs an additional venue with a licence for music and alcohol and any additional venue will jeopardise the viability of existing venues.

It is recognised that the applicant is trying to diversify their existing business and that is commended, however, the application must be considered in the context of the location in a peaceful small village and surroundings of the manor barn and the following should apply;

- Licence for alcohol is limited to sale for on premises consumption and limited to events in the Manor Barn only and restricted to Friday and Saturday 12:00 to 00:00 and Sunday 12:00 to 20:00 only.
- The licence for alcohol sales for off premises consumption is not granted.
- A licence for live and recorded music is granted but only for performance within the Manor Barn itself and that this is allowed subject to sign off by the local building officer that the appropriate sound insulation has been installed in the Manor Barn.

Representation 5

I refer to your letter of 8.7.2020 concerning the above.

The essence of my concern is the noise level generated by weddings at the location. I am pleased to note sound proofing has been undertaken, however leaving the large

barn doors open until 11pm on warm Spring and Summer evenings, when village people are enjoying their gardens, means that the noise level becomes a nuisance to a substantial part of this small community, certainly enough to drive people indoors. This is not only the sound of live or amplified music but the noise made by an outdoor crowd of people enjoying alcohol in an increasingly uninhibited fashion as the evening moves on.

The licence for sale of alcohol on and off the premises suggests the public, whether members of a private club or not, can buy drink at any time after the 1200 opening, for consumption on or off the premises. Is this Mrs Banks intention?

I note that it is Mrs. Banks' expressed intention to limit the number of events to 30 pa.. However I would point out that her estimate currently of 10-15 events pa requiring a Temporary Events Notice is low. As the business has developed, since 2015 to 2019 the numbers were 15, 19, 19, 25 and 30pa..

Mrs. Banks' business appears to be in expansionary mode, as farming activities have been moved to another location, considerable financial costs spent on works to the Barn, all of which suggests a business planning to expand its' activities.

I am looking for an assurance that the current level of usage of the Premises is limited to the 30 events formerly requiring TENs., with more attention paid to ways of limiting noise levels when guests move outside the Barn.

Representation 6

Regarding the Notification for a new Premises Licence at Manor Barn Manor Farm Washpit Lane Harlton CB23 1ET

I am writing to object to the above on the grounds stated below.

Manor Barn is set in the middle of a small village.

Residential buildings are close by and including 6 (I believe) new properties under construction within a few metres.

Live and recorded music which could possibly be for 7 days a week from 12.00 to 00.00 inside and or outside means noise that is heard now in some instances going on for longer and possibly more often. This means windows having to be kept closed in residential houses to mitigate noise especially at night time. Plus if allowed during the day sitting in gardens could become unpleasant.

Also alcohol being sold again 7 days a week possibly from 12.00 to 00.00 both for use on and off the premises, could I believe, lead to some unruly behaviour.

Especially as the Barn is alongside the road with no pavements some dwellings and the village pond.

It is not possible I believe and from what I have seen to stop people walking through the village and in the road (there are no pavements by the Barn) and with the best staff training in the world, they can only try as they say, to control the guests.

Noise from cars and guests leaving the site would again I think be unacceptable for 30 events and possibly 7 days a week at the stated times. There is no viable public transport in Harlton for the stated times.

I am happy for Manor Barn to continue under the licence it already has by way of Temporary event notices for the last approximately 10 years for around 10 to 15 events per year. See section 18 of 21. This I feel is more in keeping with its situation in the heart of this village.

A possible seven days a week use seems to be a rather disproportionate amount of events and time with regards to the size of the village and with the village church right behind and which is use for services especially on Sundays.

If 30 events are going to be allowed I would also like to know how the event numbers will be monitored.

Representation 7

I am writing to express our considerable concern about this application. Over the last 7 years there have been many instances when loud music or people shouting late at night during events at Manor Farm have kept us awake. The most recent occurrence was last weekend 18/19 July 2020. For several days a very large marquis was erected in a field in direct line of sight to our bedroom windows (refer to attached map). Visitors arrived by car and parked in this field camping overnight. Some of the visitors were shouting and singing until well after midnight. We had no option on a warm evening but to close all our windows. It has become clear to us, over many years, that the person/s responsible for these events have little or no consideration for their neighbours and we ask that the proposed licence not be granted.

Representation 8

I write to comment on and object to the above application for a new Premises Licence.

Harlton is a quiet rural village which already has two licensed premises one of which, the community owned Hare and Hounds in the centre of the village, can barely survive. The village is certainly not in need of additional licenced premises. The licensing application allows for he facility to be open between the hours of 12 noon and 12 midnight ie 12 hours for visitors to the village to become highly intoxicated. Visitors, possibly people who would never return, have no vested interest in behaving reasonably. Add to that the probability of similarly unrestricted live music and you have a major environmental problem waiting to happen. Environmental

pollution is not only about air pollution, greenhouse gases and plastics. It is also about excessive noise and light and approving this application will undoubtedly lead to a major increase in noise and light pollution.

I note that the application would be restricted to 30 uses per year. Undoubtedly with the possibility of outside and inside live music the majority of these uses would be in the summer months and frequently outside and this would be a major intrusion into the lives of the majority of residents in the village. We are already able to hear the noise from other events that are held in the Manor Barn even with our double glazed windows closed.

How would the licensing authority police whether or not the consent was being adhered to? Who will monitor and control the noise levels? Who will monitor the drunkenness and unsocial behaviour that ensues? Previous history with this business says that they will push the boundaries and indeed breach them if they are not monitored and then use these breaches as a justification for extension/removal of previously restricted permissions.

What good will this do for the village? I can see many negatives for the village population but no positives. I can see why the Manor Barn business wants the licence but to ruin the peaceful lives of the residents of the village purely for Manor Barns to make more money is unacceptable.

Representation 9

As a close neighbour I would like to suggest the following conditions and restrictions if a licence is granted. The licence should be for 6 days a week. Monday to Saturday, Sundays are still special to many country people. Sale of alcohol should be for consumption on the premises only. An 'off' licence would take business from the community owned pub of which most villagers are share holders. Consumption off the premises could result in more empty drink cans thrown from departing cars. The most likely source of public nuisance is amplified music which should only be permitted within the insulated barn and only when the large west facing doors are closed. The west facing timber clad wall of the barn has been insulated to a very high standard, but this is less than 20% of the exposed surface area of the building. The licence should not be issued until the council's building inspector confirms that the large east and west facing roof has been insulated to the same high standard.

Representation 10

I am writing to express concern about the terms of this licence. It could mean loud music and disturbance in the village on every Friday and Saturday night throughout the summer months. This is the time of year when venue bookings are likely to be most frequent and at the same time when the heat of summer necessitates windows being left open during the night when residents are trying to sleep. I consider it very reasonable for the Manor Barn to have a licence for alcohol and music until midnight on a limited number of nights in the year. But not as many as 1/10 which is what this virtually amounts to; while having every Friday and Saturday night in summer ruined by music at high volume (usually with an unignorable bass beat) is a most unattractive prospect especially for those of us who work at the weekend as well as on weekdays.

Representation 11

Ref. 378402, application for a 7-day, 12.00-00.00 premises licence for The Manor Barn,

Manor Farm, Washpit Lane, Harlton CB23 1EY.

1. We live at (address withheld), almost at the western extremity of Harlton. The Manor Barn is visible and events there audible across open fields.
2. Under Section 10 we object to amplified live music outdoors (but not indoors). The suggested "string quartet" would not need amplification, noisier ensembles would be disturbing at some distance.
3. Under Section 11 we object to amplified recorded music outdoors (but not indoors). The same caveat as para. 3 above applies.
4. Under Section 15 we object to the sale of alcohol off the premises in retail quantities (but not to the resale of complete cases of wine/beer/spirits to e.g. wedding organisers after the event is over).
5. Under Sections 10, 11, 15, and 17 we object to a licence being granted between 23.00 and 00.00 on Sunday, Monday, Tuesday, Wednesday and Thursday evenings. People have to get up for work next day, children have to go to school, and late-night exit traffic, even if infrequent as the application suggests, is disturbing. Past events at the Barn have been audible enough to prevent sleep, when they have continued past 23.00, especially when on hot evenings the main doors on the western side of the Barn have been open.
Under Section 18(d) we therefore ask that the main doors of the Barn are closed by 23.00 and that Management monitor this closely; this has not always

happened in the past.

6. We also ask under SecSection 18(d) that vacating the car park after 23.00 be down Washpit Lane to the A603 and not through Harlton Village along the High Street or Eversden Road, since the noise of vehicles, in a mass or in a stream over a longer period, is disturbing to residents at the proposed licence limit of 00.00hrs.

Representation 12

The Prevention of Public Nuisance

I think Sundays should be limited hours stopping at 11.00pm.

Events should not be two continuous days.

Representation 13

Thank you for your letter dated 8 July 2020, enclosing a copy of the Licencing Application for the Manor Barn, Manor Farm, Washpit Lane, Harlton Cambridgeshire, CB23 1EY. I understand representations on this application must be made by 5 August 2020. Please find below my comments as a resident of Harlton.

1. The Manor Barn is situated at a central point in the village of Harlton. The nearest house to the barn is within but a few yards. More houses are currently being built very near the barn. Thus it is not an ideal situation for an events business, most of which are situated in the countryside away from settlements.
2. There is already a small public house, The Hare & Hounds, in the village which has a licence. To have two venues within one small village with Premises Licences is surely too much. Could they somehow work together especially as the public house is community owned.
3. Noise is a problem as despite sound proofing of the barn, there is inevitably 'leakage' which the door opens and closes, and more possibly despite the best efforts of staff.
4. Noise is also a problem when guests leave in their cars of doors slamming and engines starting etc. Or taxis arriving and departing.
5. Light pollution is also a problem. Ours is a small country village; we did not expect an events venue to spring up in the middle of the village with all that entails – apart from the small pub.
6. Manor Barn is a large venue. Functions there can be 250 or 200 in capacity. This makes the impact on the local community greater than smaller venues.

7. I am aware that farms are encouraged to diversify and am happy for daytime events, eg corporate functions which in my experience do not necessitate a licence.

Overall, I am afraid that granting the Manor Barn a full licence for seven days per week, 1200 until 00.00 would threaten the quality of life of the villagers and indeed our way of live in this small village.

Representation 14

further to my e-mail of Sunday re Manor Barn Harlton. A Premises Licence would allow the sale of alcohol outside the barn and adjoining Manor Farm House garden and could cause disorder. Certainly there would be loud vocal noise which would be a nuisance to near neighbours. The provision of outside music - live or recorded - would also be unacceptable. The extra NOISE from outside alcohol drinking and music would be unacceptable and would be a public nuisance. The barn is central to the village - there would be no escaping. Public safety - there is an unfenced pond next to the barn and this might cause a problem if drinks were allowed outside for consumption. therefore sale of alcohol for consumption inside and OUTSIDE, live or amplified music OUTSIDE would be intolerable and is UNACCEPTABLE Both would be a public nuisance.

Representation 15

Prevention of Public Nuisance

Regarding the application for the licence to have live and recorded music midday to midnight every single day of the year. I feel that is too much to ask. We are a small village and sound travels extensively. With the barn situated near the middle of the village music could possibly be heard by nearly every household. I know that the barn has had insulation/soundproofing put on walls but would enquire whether any soundproofing has been applied to the tin roof of the barn. Also, I do feel that all music should cease by 11.30pm, as is the case with many venues. If music is allowed to continue until midnight, then the noise of the attendees leaving the premises would possibly carry for at least another half hour. Another point is that the premises are very close to our village church. Should loud music be played inside or outside on a Sunday this could impact on the church services, and anyone going into the church for some quiet, reflective time.

Public Safety

The parking area is within the farmyard and it would be reassuring to know that there is a safe footpath from the parking area to the barn, not on the public highway. Historically during some fitness classes, parking has been outside the barn and on the Washpit Lane. As this is a narrow lane, it has made it difficult to use the road safely.

Representation 16

My wife and I have reviewed the notification of new premises licence that was sent to us on 8th July and have the following comments:

We are concerned about the frequency (every day) of the proposed permission, and also the length of time the premises plan to be open each day (09.00 - 00.00).

Currently the Barn is used only occasionally, but on each occasion we hear the events in the Barn, both from inside our house and in our garden. Some events seem louder than others. Perhaps this varies as to whether the music is from a disco or alive band. Perhaps it varies because sometimes the Barn doors are open, sometimes closed. The most irritating events are often when the music is accompanied by loud singing and shouting from the guests.

While we are quite prepared to accept this on the odd occasion, as we do now, the idea that this may be a regular occurrence (daily? weekly? fortnightly?) is bound to test our tolerance levels. We will have to sleep with windows closed, even on warm nights, to dull the noise, and pacify our dog who barks at the noises.

This we can tolerate every now and again, but to think that the peace of this small village could potentially be shattered any and every night of the week is something we must strongly object to.

One last thing to mention, at a village meeting regarding the Barn some years ago, with all parties in attendance in a full Village Hall, an incidence of antisocial behaviour was explained to the members of that meeting which had occurred off the Barn premises, so we remain concerned at the ability of the applicants of this planning to contain incidents of antisocial behaviour.

Representation 17

I am emailing with our household's representations regarding the application for a new Premises Licence for The Manor Barn, Manor Farm, Washpit Lane, Harlton, Cambridgeshire, CB23 1EY, to allow for sale by retail of alcohol for consumption both on and off the premises as well as the provision of live and recorded music both indoors and outdoors.

In objecting to this application I would like to refer to a previous application (Reference Number 1121045, Manor Farm, Washpit Lane, Harlton, Cambridge, Cambridgeshire, CB23 1EY, Change of Use of Barns to Wedding/Conference venue, together with car parking, associated landscaping and ancillary works – Appeal Dismissed, 19 Mar 2012).

This planning application was refused at appeal on several points, one on the grounds that Harlton is a rural setting and not befitting a venue that was intended to be frequent, loud, which could create public disturbance and disorder. It has been noted previously, on record, that events at this venue have caused unacceptable levels of noise, public disturbance and crime and disorder in its history of operation under a temporary event notice.

Concerns were also acknowledged during this planning application that the ability to limit noise was not sufficient due to the close location of the venue to a considerable number of dwellings and due to the fact that because the barn is a listed building, it was not possible to mitigate noise pollution via the thin metal roofing. Neither was it possible to limit the noise from the required externally installed air conditioning unit, or the noise from the smoking visitors who were required to spend time outside the venue. It was also noted that considerable noise pollution was experienced, and would be continued to be experienced by villagers as the barn doors were opened each time to allow ingress and egress for visitors wishing to go outside to smoke, or just go outside to enjoy the fresh air and views – an aspect which is marketed as an asset of the venue.

This new Premises Licence application to significantly increase the number of possible events as well as increase the flow of alcohol does not marry well with the conclusions of the previous planning application, namely that this sort of venue and activity is not befitting the rural nature of Harlton and its residents. And even though the applicant claims event numbers will not rise, if their application is, as stated in the application, as a result of needing to increase revenue due to difficult times, are we to believe they will not turn down business? If the licence is granted to allow events seven days a week throughout the whole year, there will be nothing to halt this or mitigate its detrimental effects on the village.

We see nothing from the new proposal which in any way makes an effort to mitigate previously acknowledged concerns: if anything this new application is a step further towards an even less tolerable and reasonable situation.