

Rose Cottage
Old Minster Lovell
OXON
OX29 0RN.

Head of Community Safety and Licensing
West Oxfordshire District Council
Elm Field
New Yatt Road
Witney
Oxfordshire
OX28 1PB

29th September 2016

Dear Sir or Madam

Re application for Bath Priory Ltd for changes in licensing at the Mill and Old Swan Minster Lovell.

I wish to object to the proposal by Bath Priory Ltd for the allowing of recorded music at the old Swan from 7 AM until 1 AM Monday to Sunday.

I wish to object also to the proposal to extend late night refreshment for residents at the hotel to 5 AM and sale by retail of alcohol from 10 AM until 1 AM to residents 24/7 days a week

Music when played on occasion can be heard all over the village and to extend the potential for noise pollution in a conservation area to every day of the week until well past midnight would be intolerable.

Events currently held late-at night cause disruption to approximately 50 residents in the village, which would be aggravated by these proposals

Likewise the serving of refreshments until 5 AM in the morning is likely to produce noise and destructive disruption especially since residents move between the separate buildings of the old Swan, Swan cottage and the Mill.

Relaxation of the current licensing restrictions situated in a quiet rural village is considered unacceptable

I request that you reject this application

Yours Faithfully


Stephen Hodge

Third House
Little Minster
Minster Lovell
Witney
Oxfordshire
OX29 0RS

6 October 2016

Ms Michelle Bignell
WODC
Elmfield
New Yatt Road
Witney
OX28 1PB

Variation of Premises Licence / Minster Lovell Mill, Old Minster OX29 0RN
Ref. W/16/00929/PRMV

Dear Ms Bignell

I am writing in respect of the new licensing application for Minster Lovell Mill. My feeling is that I have to object to this application for two reasons.

Firstly the increase noise levels from the extended hours particularly that of live music is not conducive to an Area of Outstanding Natural Beauty and this is more so since application for this does not specify indoors. Even so indoors probably would also include a marquee with little or no sound insulation.

Secondly extension of the opening, licensing and outside refreshment hours will give rise to many neighbouring properties considerable disturbance in noise levels into the early hours.

Yours sincerely

Peter Groom

Summer Meadow
Old Minster Lovell
Oxfordshire
OX29 0RN

5th October 2016

The Head of Community Safety and Licencing
West Oxfordshire District Council
Elmfield
Witney
Oxon OX28 1PB

Dear Sir or Madam,

Objection to application for variation of Premises Licence by Bath Priory Ltd in respect of The Old Swan and Minister Mill, Minster Lovell, OX29 0RN

We are the owners and Council Tax payers of Summer Meadow, which is 30 meters from The Old Swan. We have been residents since 2006. We are full time residents in the village and have four children, three of school age.

We are writing formally to submit an objection to the variation of this licence.

In the notice posted on a lamppost in our street the proposals for variation are given as:

"Recorded Music on Mon-Sun from 0700am - 0100 Late Night Refreshment on Mon- Sunday from 23.00-05.00am for residents and till midnight to non-residents, sale of alcohol by retail on Mon-Sun from 10.00.am until 01.00am to residents 2417 days a week, opening hours of the premises 2417 to residents and from 07.00— 01.30am to non-residents on Mon-Sun."

This notice is the only information we have had about the possible implications of this change. The Old Swan and Minister Mill has recently changed ownership. When seeking to make changes to their operations in the past, previous owners have, in addition to any statutory requirement, held discussions with neighbours.

We share an interest in seeing the establishment flourish, but we also have a legitimate interest in this not causing unnecessary disturbance to ourselves and other residents of the village.

We understand from the notice that it is the intention that alcohol could be sold to non-residents until 1.30am seven days a week, and to residents "24/7" — i.e at any time of day or night, in addition to allowing recorded music to be played until 1am any morning of the week or weekend

The basis of our objection is that these extended hours, both for the sale of alcohol and the playing of recorded music would lead to an increase in noise, and disturbance from the premises, into the small hours of every morning, such as to amount to a public nuisance.

This is a small, peaceful village. It would be out of keeping with its character, and the rights of residents who quietly enjoy it, to introduce the kind of night-life which seems to be the purpose of this application.

On a more personal note, our home and children are in very close proximity to the premises, making it highly likely that our sleep would be disturbed due to the noise until 1 am in the morning. Whilst this could be deemed acceptable at a weekend, it is, in our view, unreasonable to be possible on any night/morning during weekdays.

Yours faithfully

A solid black rectangular box redacting the signature of Robert & Paula Dick.

Robert & Paula Dick

Causeway Cottage
Minster Lovell
Oxfordshire
OX29 0RN

Tel: [REDACTED] and [REDACTED]

The Head of Community Safety and Licensing
West Oxfordshire District Council
Elmfield
Witney
Oxfordshire OX28 1PB

2 October 2016

Dear Sir or Madam,

Application to Vary a Premises Licence at the Old Swan and Minster Lovell, by Bath Priority Ltd.

I am writing to object to the above application.

I live immediately opposite the Old Swan; and this application will materially affect me. I have procedural and material objections.

Procedure

The requirement for applicants under the licence provides that:

“You must advertise your variation application by way of a notice displayed on pale blue paper at the premises for 28 consecutive days. The notice needs to be displayed prominently at or on the premises where it can be read from the exterior. A premises covering more than 50sqm is required to place a notice every 50 metres along the external perimeter abutting any highway. Two notices for this purpose are included.”

I do not believe that this requirement has been adequately met. Notices are indeed pinned to two traffic signs on the Minster Lovell to Leafield Road, neither of them remotely visible from the Old Swan. The spirit of the requirement is not met, if the word: I have enquired both at the Old Swan and Minster Mill, and no member of staff present was aware of the application or could advise me that they knew anything about it. Subsequently one person told me she had seen a notice pinned to a traffic sign, but had not read it.

I have not been aware of the fulfilment of the condition to “also publish notice of your variation application in a local publication within ten days of making the application”; although I understand that I may have missed that. There has certainly been no local consultation with residents that I can ascertain. The lack of awareness of the staff and local residents would mitigate against “consultation”.

Material objections

My objections are primarily under one of the four assessments of licensing applications i.e. Prevention of Public Nuisance.

Minster Lovell is a conservation area. The WODC Website describes the Conservation area as “Minster Lovell and Little Minster lie in the Upper Windrush Valley in a wider landscape

setting striking for its **tranquillity** and largely unspoilt rural character". The Old Swan and Minster Mill are integral to the setting.

Extended licensing hours and playing of music until 1am are hardly consistent with this tranquillity.

1. Recorded Music on Mon-Sun from 7.00am-01.00am.

This is a major concern; I am not clear from the notice posted whether the music would be indoors or outdoors, and whether or not amplified – both should no doubt be included in the full application which I have not seen. It would be intolerable for the area to have either amplified or outdoor music. Even amplified indoor music would be unacceptable, since the windows can be left open to disseminate the amplified noise. I have noted all the requirements for minimising nuisance; even so, these requirements have not been observed in the past (previous owners), and I believe it is imperative that these strict requirements should be observed should there be any consideration of approval.

2. Late Night Refreshment on Mon-Sun from 23.00-0.50am for residents and till midnight for non-residents.

The Old Swan (OS) and Minster Lovell Mill are split sites: there is no kitchen at the Mill, and staff regularly take food & refreshments from the OS kitchen to the Mill, and guests walk from the Mill to the OS: this late hours people traffic could be continuing effectively throughout the night, not always quietly. Currently dinner at the OS ceases Sun-Thursday at 9pm, and Friday & Saturday 9.30pm; and leaving time for non-residents at midnight, would inevitably involve noise and car movements. Both proposed extensions would impact on residents.

3. Sale by retail of alcohol on Mon-Sun from 10am-01.00am to residents 24/7 days a week. I have no objection to this part, unless it involves more people traffic between the OS and Mill.

4. Opening hours of the premises 24/7 to residents and from 07.00am-01.30am to non-residents on Mon-Sun.

Opening hours to residents. I do not believe this is consistent with a tranquil, largely residential, village in a Conservation area, unless the OS and Mill provide separate catering arrangements on the two premises.

Opening hours to non-residents. This is a major concern, as it would effectively involve a leaving time with resultant noise, including road traffic as below.

I would add a further objection which is not specifically stated in the WODC Guidance notes for applicants.

5. Car traffic.


Car parking is already an issue in Old Minster Lovell. The OS and Mill have a big car park, but residents do not necessarily respect that direction. Inevitably, many visitors park in the narrow main street; currently the parking of huge visitor tour buses in the street is a danger i.e. tour visitors to the OS, Mill and the village. These buses are a potential danger, as they block the narrow street near the corner with the road to Leafield, making the corner turn potentially dangerous. At the same time, local residents recognise that their village is an attraction and would prefer that there are no yellow lines and no-parking signs; rather that parking requirements are respected.

The extension of non-residents licensing hours would lead to more parking in the street, and thus noise to residents as cars leave in the early hours.

Accordingly, I wish to register my strong objection to this application. I add that I support the objections registered by my neighbours Jack Straw and Alice Perkins who are the OS immediate neighbours immediately adjacent to the OS.

I am copying this letter to the Minster Lovell Parish Council and to Councillor Gill Hill.

Yours sincerely,


Mary Jay

WODC Planning SVU
North Hill House,
Little Minster,
Minster Smeeth,
Witney. OX29 0RS.

Date _____
Passed to _____

Dear Ms. Bignell,

I am writing this letter on behalf of my husband, as he is officially visually impaired. He wishes me to say that now he is eighty five and visually impaired his life revolves round his peaceful home and garden.

How can it be that he was not told of these alarming Proposals before. He had no way of finding out.

-2-

For exercise, he often walks and sits around his quiet garden, touching the Old Swan Land.

He thinks that such urbanisation will reduce the value of neighbouring properties and is not in keeping with the peaceful, country surroundings.

These are Pug's opinions. He will sign for himself.

Yours faithfully,


The Old Post House
Minster Lovell
Oxfordshire
OX29 0RN

Head of Community Safety and Licensing,
West Oxfordshire District Council,
Elmfield,
New Yatt Road,
Witney,
Oxfordshire,
OX28 1PB.

24th September, 2016

Dear Sir or Madam,

Re Application by Bath Priory Ltd for changes in licensing at *The Mill and Old Swan*, Minster Lovell.

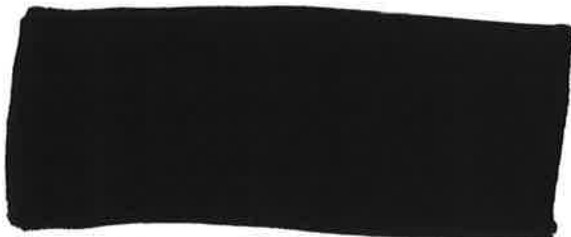
I wish to object to the proposal by Bath Priory Ltd for the allowing of recorded music at *The Old Swan* from 7.00am until 1.00am Monday to Sunday. I wish to object also to the proposal to extend "Late Night Refreshment" for residents at the hotel to 05.00am and "sale by retail of alcohol" from 10.00am until 01.00am to residents "24/7 days a week" (*sic*).

Music, when played on occasion, can be heard all over the village and to extend the potential for noise pollution in a Conservation Area to every day of the week from the early morning until well past midnight would be intolerable. Likewise, the serving of refreshments until 5.00am is likely to produce noise and possible disruption in the street – especially as residents move between the two separate buildings of The Old Swan and The Mill.

Relaxation of the current licensing restrictions of this ancient inn, situated in a quiet rural village, would be unacceptable.

I request that this application be rejected.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Michael Spencer.

The Old Post House
Minster Lovell
Oxfordshire
OX29 0RN

Head of Community Safety and Licensing,
West Oxfordshire District Council,
Elmfield,
New Yatt Road,
Witney,
Oxfordshire,
OX28 1PB.

24thth September, 2016

Dear Sir or Madam,

Re Application by Bath Priory Ltd for changes in licensing at *The Mill and Old Swan*, Minster Lovell.

I wish to object to the proposal by Bath Priory Ltd for the allowing of recorded music at *The Old Swan* from 7.00am until 1.00am Monday to Sunday. I wish to object also to the proposal to extend "Late Night Refreshment" for residents at the hotel to 05.00am and "sale by retail of alcohol" from 10.00am until 01.00am to residents "24/7 days a week" (*sic*).

Music, when played on occasion, can be heard all over the village and to extend the potential for noise pollution in a Conservation Area to every day of the week from the early morning until well past midnight would be intolerable. Likewise, the serving of refreshments until 5.00am is likely to produce noise and possible disruption in the street – especially as residents move between the two separate buildings of The Old Swan and The Mill.

Relaxation of the current licensing restrictions of this ancient inn, situated in a quiet rural village, would be unacceptable.

I request that this application be rejected.

Yours faithfully,



Helen Spencer.

**The Rosery
Old Minster Lovell
OX29 0RN**



1ST October 2016

The Head of Community Safety and Licencing
West Oxfordshire District Council
Elmfield
Witney
Oxon OX28 1PB

Dear Sir or Madam:

Objection to application for variation of Premises Licence by Bath Priory Ltd in respect of Then Old Swan and Minister Mill, Minster Lovell, OX29 0RN

We are the owners and Council Tax payers of the Rosery, which directly abuts the east side of the Old Swan. We have been residents since 1986. We are here principally at weekends, but a lot of our neighbours are full-time residents.

We are writing formally to submit objections to the variation of this licence.

In the notice posted on a lamppost in our street the proposals for variation are given as:

"Recorded Music on Mon-Sun from 0700am – 0100 Late Night Refreshment on Mon-Sunday from 23.00-05.00am for residents and till midnight to non-residents, sale of alcohol by retail on Mon-Sun from 10.00.am until 01.00am to residents 24/7 days a week, opening hours of the premises 24/7 to residents and from 07.00 – 01.30am to non-residents on Mon-Sun."

This notice is the only information we have about the possible implications of this change. There was no circular put into our letter boxes, which invariably happens when there is a planning application.

These premises recently changed ownership. When seeking to make changes to the operation of the pub and Mill every previous owner has, in addition to any statutory requirement, held informal consultations with neighbours who could adversely be affected – and on almost every such occasion we have all been happy to reach agreement with the owners. We all share an interest in seeing the pub and Mill

flourish – but we also have a legitimate interest in this not causing unnecessary disturbance to residents of the village.

Unfortunately, there has been no such informal consultation with any of the residents, so far as we can ascertain.

Although the wording of the summary of the proposals is very confusing, we assume that the meaning of the phrase "sale by retail of alcohol on Mon-Sun from 10.00 am until 01.00am to residents 24/7 days a week" when taken with the unambiguous proposal that the opening of the premises would be "24/7 to residents and from 07.00 – 01.30am to non-residents on Mon-Sun" has to be that alcohol would be sold to non-residents until 1.00.am, with a half-hour "drinking-up time" before they would have to leave the premises by 01.30.am, whilst alcohol could be sold to residents "24/7" – ie at any time of day or night.

The basis of our objections is that these extended hours, both for the sale of alcohol and the playing of recorded music could easily lead to an increase in noise, and disturbance from the premises, into the small hours of every morning, such as to amount to a public nuisance, the prevention of which is one of the general duties of licencing authorities. The main car park is next door to us.

This is a small, peaceful village. It would be wholly out of keeping with its character, and the right of residents quietly to enjoy it, to introduce the kind of night-life which seems to be the only purpose of this application.

We shall look forward to hearing from you. Please email us if you wish – jack.straw@jwstraw.com and alice@aeperkins.com

We have copied this to Cllr Gill Hill, who represents this ward.

Yours sincerely,



JACK STRAW



ALICE PERKINS

North Hill House,
Little Minster,
Minster Lovell,
Witney, Ox.

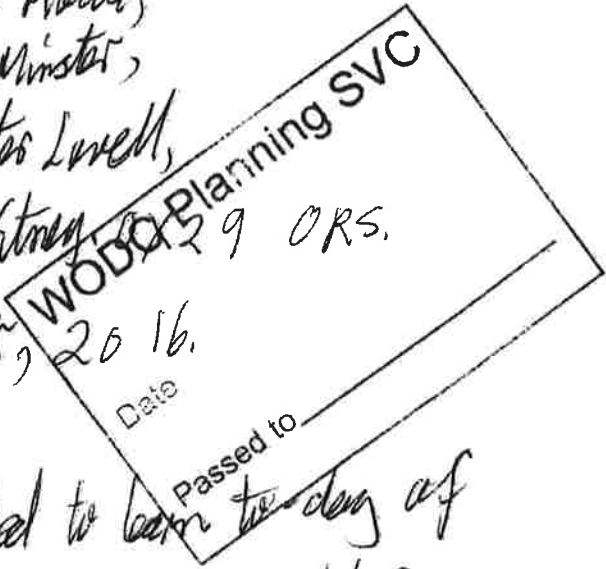
4th October, 2016.

Dear Ms. Bignell,

We were horrified to learn ~~the day~~ of
the new Licence Application for the Old Swan.
As our property adjoins the Old Swan
area, we think we should legally have
been informed well before the end of time
available for objection.

Any noise in the Old Swan grounds
echoes around the natural bowl that is
Little Minster.

A Marquee is no protection.
How can it be thought that outside



-2-
entertainment until 12 a.m., can
be right for a quiet residential area,
in an area of outstanding Natural Beauty?

Sleep would be impossible.

Why were we not informed before?

Please help us.

Yours faithfully,

Glenn Saunders

College Farm, Minster Lovell, Oxford OX29 0RS

Phone 01993 775480 Email productionline@btinternet.com

WODC Planning
Elmfield
New Yatt Road
Witney
OX28 1PB

5/10/2016



Dear Sirs

Objection: Planning Application regarding the licencing for Old Swan, Minster Lovell

I am writing to object to the proposal by the Old Swan and Minster Mill for live music to be allowed outside.

Noise already travels across the valley and up the hillside when they have outside 'marquee events'. For planning purposes a thin tent wall may be regarded as 'inside', but is clearly no barrier to sound disturbing locals. Which it does. As local resident, I would be very happy for no marquee events to be held there if there is any loud music involved. This is, after all, a peaceful Area of Outstanding Natural Beauty, where amplified disco and rock music don't belong. We patiently put up with disturbance already from this source, from both party music going into the evenings to noisy helicopter traffic.

As to 'late night refreshments for non-residents outdoors from 11pm to midnight', I am not in favour of anything that allows party noise which should be confined indoors to move outside, be it either music or revellers carousing.

I have no problem with licensing hours being extended for the benefit of quiet residents, but, please, not for loud outdoor or 'indoor marquee' parties.

Yours sincerely



Charlie Webster

Littlemin House,
Little Minster,
Witney,
Oxfordshire,
OX29 0RS.

6.10.16.

The Head of Community Safety and Licensing,
West Oxfordshire District Council,
Elmfield,
Witney,
Oxfordshire OX28 1PB.

Dear Planning Manager,

Reference: The application to vary a premises licence at The Old Swan, Minster Lovell.

This letter expresses my objection to the above application.

The above house, in which I am permitted by the owner to spend very much of my time, is approximately 300 yards from The Old Swan at Minster Lovell, and within close enough proximity, being across the Windrush Valley, to be badly affected were the above application successful. In that event, the nuisance caused by sound from The Old Swan would increase considerably, and disturb me both generally and in pursuing my profession as a writer.

The proposed licence variation would also have disturbing effects on a much wider number of people than me personally, and they include those which cause my strong objection to the application. My grounds of objection include those set out below.

[A] I have only very recently heard about the application, and no attempt has been made by the hotel's management to contact the owner of Littlemin house, or anyone in it. Neither the owner of Littlemin House, nor her neighbours, so she informs me, received any due prior warning about the application or its possible effects on her or their properties. Without information as to the probable effects of a successful application, which the management should have made freely available to local residents, there is now not enough time for me to

add more grounds for objection, which probably exist, than those set out in this letter.

[B] My present experience is that sounds from The Old Swan are often audible at Littlemin House, freely travelling across the Windrush and up to the houses at Little Minster. At present they seem to be just tolerable because of their infrequency, because relevant recorded music systems are not used, and because of the restricted hours during which such activities at the hotel are permitted.

[C] That would materially change if the application were successful, seeking as it does permission to offer refreshment late at night, a significant extension of the premises' opening hours - as much as twenty-four hours a day for residents and all day long and into the small hours for non-residents - and permission to play recorded music from seven in the morning, throughout the day and until one o'clock the following morning. That would permit the transmission of loud and disturbing volumes of sound over long periods of time, and would constitute a nuisance, very damaging to those already living in the area. The provision of recorded music would be distracting and harmful to residents, including those in Little Minster and at the above address, which such sound would certainly reach, whether it emanated from indoor record apparatus, or, as is likely given the situation of The Old Swan, apparatus aimed at satisfying customers out of doors in fair weather.

[D] The proposed extension in the weekly hours in which alcohol could be provided would inevitably risk a significant increase in the noise from around the premises and its extensive grounds, both from the hotel's customers and also from the movement of staff carrying drinks etc. to customers in different parts of the hotel and grounds.

Allowing the application would be a shock to those for whom the WODC has a well-known good name for the aims and objectives of its planning. It would lead to irrevocable damage to the area's value and environment, which the WODC itself seems, in its own pronouncements, to want to uphold, as stated clearly, and no doubt elsewhere, in its own website: *Minster Lovell and Little Minster lie in the Upper Windrush Valley in a wider landscape setting striking for its tranquillity and largely unspoilt rural character.*

Sounds in the area audible for unreasonably long periods and at unreasonable times would clearly and directly go against the aims behind the WODC

statement. would hurt the tranquillity of the area, would be very likely, through the attraction of a significant amount of traffic. also to disturb its unspoilt rural nature - to use WODC's phrase - and would be a Nuisance to those living within earshot of the hotel. I believe it to be an unreasonable application, certainly not to the benefit of those living nearby, even if it were so to the hotel's owners, and I certainly object to it.

Yours etc.

A large black rectangular redaction box covering the signature area.

A.Fort

7.10.16.

Little Min House
Little Minister
Witney
oxon. OX29 0F

Head of Community Safety & Licensing
WODC. OX28 1PB.

Dear Sir

ref. Application to vary a premises
licence at The Old Swan, Minister Lovell.

I am writing to register my objection
to the above application.

My house, at above address is
situated opposite the Old Swan Hotel
across the river Windrush & water
meadows. about 300 yds. Because of
the situation of my house, where I
live permanently, I am in relation to
the situation of the Swan, a local
resident. In fact my garden joins
their meadow.

I have only just found out about

This I enquired yesterday from the manager of the Old Swan Hotel complex if he knew any details of the charge of nuisance - He didn't, which seems odd, was unable to answer questions of, "if a tent is classed as "indoors" if attached to the building, or even free standing. All sound travels straight through Canvas, obviously.

My objection to the application is based upon, among other things, my sharing the support among the public of the wholly reasonable objectives of WODC Planning, which include the prevention of public nuisance.

As you will be aware, WODC has a very good name for presenting clearly to the public, the aims and objectives of its planning and for its

consistency & reliability, helping residents to understand how the Council looks after its area and prevents damage to it and also unsuitable or unreasonable developments, which could lead to a loss of the area's value or a deterioration in the environment

In this context, the proposed variation would materially contravene the upholding of the objectives: The WODC website itself emphasises its support for the conservation of the best aspects of its area and states:

Minster Lovell and Little Minster lie in the upper Windrush Valley in a wider landscape setting striking for its tranquillity and largely unspoilt rural character.

The Old Swan & Minster Mill
are very much a part of their
tranquil & unspoilt setting.

Late night noise will emanate
across the village & valley -

In summer with full leaf~~s~~
on the trees, I can hear voices
in the hotel garden; ~~as~~ when on
my terrace, the noise~~s~~ sweeps
straight across the river & meadows.

Traffic noise, people^{noise} x parties
& wedding^{noise} all would have enormous
impact on anyone living in
these surroundings.

Yours faithfully
Laura Sednaoui

Golden Square
Little Minster
Minster Lovell
Witney
Oxon OX29 0RS

Rec'd in
post
10/10/16
- Accepted
handed
in Wood
green
11/10/16

7th October 2016

Ms Michelle Bignell
WODC
Elmfield
New Yatt Road
Witney
OX28 1PB

Re: Old Swan Minster Lovell – New Licence Application

Dear Ms Bignell

It has come to my attention that the new owners of the Old Swan have applied to extend the licensing conditions for alcohol and music. The Old Swan and Minster Mill is a wonderful addition to the village and they contribute to village life in many ways.

However, I am concerned about some of the proposals for this extension of licensing conditions especially as they relate live and recorded music outdoors and indoors and the hours that this might take place. Living as I do over the valley from the Old Swan the sound carries very easily as there is nothing to absorb it. I can easily hear the tennis balls as they are hit from one side of the court to the other! Hence any extension of music that is outdoors and that includes marquees which are not soundproofed at all needs to be very carefully thought through.

To think that we may have live music/recorded music every day of the week with only a few hours off is very concerning and I feel totally unacceptable in this Area of Outstanding Natural Beauty. The impact on the wildlife in the meadows and surrounding area also would need to be considered – we have lots of species of bird and animal life which could be impacted by this – eg kingfishers, herons etc. We already have the music from the White Hart impacting us on occasional summer evenings and if we had live/recorded music coming from the other side of the valley for all the times they have submitted the whole atmosphere of this beautiful valley and major attraction to tourists would be affected.

I look forward to hearing the decisions that are made and trust that my concerns will be taken into account.

Yours sincerely


Jane Holloway

E: 
