

Nicola Neyhaul

From: Sue Baker <sue@ploughview.co.uk>
Sent: 21 July 2015 21:42
To: Nicola Neyhaul
Subject: Application to vary licence Plough Kelmscott

Dear Nicola

I am emailing to register my objections to the application for extended licensing hours at The Plough pub at Kelmscott. My property is one of four terraced cottages that are situated directly opposite the pub. Ever since the pub re-opened a few months ago the traffic has increased massively. As we do not have off road parking we have to park in the street and some days there are 10-12 cars parked there, All the cars are very large (mostly 4x4's) and so are very noisy. Some people leave dogs in the car that bark. This increased traffic causes a lot of noise and general disturbance. The pub garden is full and when the weather is good, this is generally from about 11 am to 11 pm. Even though they stop serving drinks, people are still sitting around for some time. The all the cars leave, sometimes there's lots of shouting and of course engine noise. As these people live outside the village they tend to drive very fast and some dangerously. Everyone in the 4 houses work, my neighbour gets up at 5 am as he farms and there are 5 young children between the houses as well., I feel that with an extension until 12.00 in the week, when many people go to bed before midnight, it will create unnecessary stress. I know one should expect noise if you live opposite a pub, but I don't feel we should suffer in this way.

Kind regards
Sue Baker

Plough View
Kelmscott

Nicola Neyhaul

Subject: FW: Comments on Application to extend the licensed premises of The Plough at Kelmscott

From: [redacted]
Sent: 25 July 2015 14:51
To: CommunityServices
Subject: Comments on Application to extend the licensed premises of The Plough at Kelmscott

Dear Nicola Neyhaul

Please find attached

Comments on Application to extend the licensed premises of The Plough at Kelmscott

The Plough at Kelmscott is situated in a no through road, small rural village of no more than 35 houses. The pub is in the heart of the village surrounded by residential properties with a single track road to the front of the property, in a conservation area, which the council has been active in maintaining the character of the village.

We have lived opposite this public house for 19 years and are well aware of what living near a public house incurs. Over the years the number of visitors to Kelmscott Manor has increased, the car parking issue was resolved without altering the character of the village.

The extension requested to the current licensed premises is to enable a larger area to be available to serve increased custom. There is no application at present to extend licensing hours.

We wish to currently object on the following grounds

- As no separate provision has been made, this will increase the number of cars parked in unsuitable places in the village.
- The parking facilities are very restricted.
- Due to the single track roads, in the past month, since change of ownership, cars are currently parking on the verges and footpath, altering the whole feel of the village.
- A large proportion of this parking is on the road adjacent to the William Morris Memorial Hall. This is the main walk route through the village, which a large number of people who visit Kelmscott Manor take, as the parking is at the top of the village away from the residential properties, thus forcing them to walk on the road.
- During winter and inclement weather the verges will become soft and damage will occur, altering the character of the village and also not helping the flooding issues.
- Parked cars currently often restrict access into residential drive ways.
- Due to the restricted width of the roads with the parked cars, access for larger vehicles: ie **EMERGENCY**, rural vehicles, horse boxes are often very difficult. (Sometimes impossible and potentially dangerous) also restricting access to other parts of the village.
- The pub currently is open for eating and drinking and not fully open for the 8 letting room. When this is fully open, it will increase cars that need parking in the village. The car park to the rear of the pub is used by staff and deliveries.

Concerns

- The garden area adjacent to the proposed building licence extension is not large; therefore increase numbers will inevitably increase noise.
- We have noticed more families visiting with children who now are currently using the roads as a playground increasing the very possible risk of accidents.

Kind Regards

Chriisse & Martin Agius

Dr & Mrs DN Roberts

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Kelmscott, Lechlade
Glos GL7 3HQ

Ms N Neyhaul
Licensing Officer
Community Services, West Oxfordshire District Council

26th July 2015

Dear Ms Neyhaul

Ref: APPLICATION FOR A VARIATION OF LICENCE AT THE PLOUGH INN, KELMSCOTT

We write with reference to the above application for a garden bar at the Plough Inn, Kelmscott, and wish to register our objections to this proposal on the grounds of public safety, potential harm to children and public nuisance.

Public Safety. Kelmscott is a tranquil rural village with no public transport and access only by single track roads. There are no road safety signs, speed limits or street lighting in the village. The current volume of customers at the Plough Inn is already causing a problem of public safety as the majority are not residents of Kelmscott and the Plough Inn car park only holds 4 or 5 vehicles. The visitors are therefore forced to park on the single lane access roads in and out of the village and it is not unusual to see more than twenty or so parked vehicles partially obstructing the roads and pavement immediately around the Plough Inn. Customer parking prevents residents accessing their properties and, more importantly, would prevent or seriously delay access by emergency vehicles should the need arise. The application to create a new garden bar effectively increases the number of customers that the pub can serve and therefore increases the number of vehicles on already congested single track roads.

Potential harm to children. This application will also cause an increase in potential harm to children since a garden bar naturally attracts families. Currently, customers seated in the garden area tend to let their children run freely and unsupervised in the road as the pub garden is too small for them to play in. The current volume of parked cars means that these children are not visible to drivers (or to their parents) and there is already a potential for a child to be run over. Allowing the application for a garden bar to be successful increases many fold this potential for harm to unsupervised children.

Public nuisance due to noise. The Plough Inn is surrounded on all sides by residential properties and the proposal for a garden bar and live music will inevitably increase noise in the vicinity with customers drinking out of doors until the early hours of the morning followed by the slamming of car doors and revving of engines as the non-resident customers leave the village.

Our objection can be summarised by the fact that the village is barely managing to cope with the existing customer numbers at the Plough Inn. Any move to increase customer numbers, increase parked cars on already congested single track roads and play outdoor live music until the early hours of the morning on a regular basis in a rural village will result in the destruction of what was a very pretty, tranquil village in a conservation area and will seriously affect quality of life for those residents living nearby.

We request that WODC seriously considers the valid objections outlined above.

Yours sincerely

Dr DN & Mrs LA Roberts

Nicola Neyhaul

From: Sarah Richards [REDACTED]
Sent: 29 July 2015 16:30
To: CommunityServices; Nicola Neyhaul
Subject: The Plough Inn, Kelmscott

Hello,

I am writing to let you know of my concerns in connection with the application to vary the licence at the Plough Inn in Kelmscott village. I live in a house facing the pub, my front gate is just a few yards from theirs. I feel that the pub's plans to open until 2am on Friday and Saturday in the new bar and garden are completely inappropriate in a village as small and isolated as Kelmscott. There are only thirty or so houses and most are situated close by. Since The Plough reopened on 21st June we have already seen a large increase in traffic and noise, especially at weekends when added to the already considerable influx of visitors to Kelmscott Manor. At a village meeting with the pub owners in mid June, parish council representatives were told that as a gastropub, there were no plans to open late and that as food was the main offering, the clientele usually left sober and at a reasonable time. Their plans now seem to have changed. I like having a pub in Kelmscott, and hope that it will be successful; but not at the expense of all those living in the village.

My objections to the application are mainly in connection with the decrease in public safety, and the increase in public nuisance that would result if it were granted. Please consider the following:

Public safety -

The village is very dark at night; there are no street lights and the pub itself has low light levels outside and in the garden. People walking to and from their cars are at risk, particularly as vehicles park on both sides of the road, on the blind corner on which the pub is situated. The road is barely wide enough for two cars to pass as it is. If people are leaving in the early hours of the morning, the potential for pedestrian injuries will be much greater. As we have no speed limit signs, and virtually no road markings, cars regularly speed in and out of the village.

The pub only has a front garden, which borders the blind corner. I have witnessed the children of some pub clients playing in the road at dusk. On the day of the pub's opening party, we arrived home from an evening out to find two young children in our front garden. They told us they had been playing there during the afternoon while their parents were in the pub, but had returned to look for their ipod which they had lost. I feel that families see the road and adjacent area as a safe place to play, and the addition of the garden bar will encourage families who want to sit and drink into the evening, rather than sit and eat inside the restaurant. I know that families won't want to stay until very late, but the garden bar will make the garden area very busy and therefore parent's supervision of their children may be diminished.

If The Plough is permitted to open until 2am, clients from pubs in neighbouring villages such as Lechlade, Langford, Clanfield, Filkins and Alvescot will come to Kelmscott for a late drink knowing that it will still be serving alcohol. I am sure that a certain level of drink driving occurs in this area at present - this is an isolated spot and the abundance of small country lanes means it is easy for those over the limit to make a short, undisturbed drive home. Late opening here will mean more drink driving and more accidents. I don't want the village to become known as the place to go for that one last drink.

Public nuisance -

As I have already mentioned, parking in Kelmscott is already a problem. Our driveway is regularly blocked by parked cars, despite having marker posts on the verge outside our house. Often, the road is barely passable; an ambulance


or fire engine would not be able to get by on busy evenings. The pub owners do not display signs outside asking clients to park considerately. Opening for longer will only extend the parking problem for the residents.

The biggest problem for villagers will be the noise levels at night. Closing at 2am will mean the pub will not quieten down and everyone have left until 2.30am. That may be acceptable in a larger village or town, but Kelmscott has less than 100 residents and every sound carries. The village hall (100 yards away) occasionally has events that finish after midnight (wedding etc), but those are limited to one or two a year and are therefore not an inconvenience to the village as a whole. The proposed garden bar will mean that many clients will choose to drink outside, as it seems the pub wants to keep the inside of the main building for restaurant customers only.

I believe that the owners of The Plough Inn would still have a wonderful pub, if as a whole it was open in line with the standard public house opening hours. There is absolutely no case for wanting to open until midnight during the week and 2am at the weekend. Kelmscott is a historic village, virtually unchanged from William Morris' day, which does not have the infrastructure, topography or population to cope with a business looking to adopt these hours. Tourists come here to admire the unspoilt surroundings, and I'm afraid that if this application is granted, the village will be changed for the worse.

Thank you for your time,

Mrs Sarah Richards


Kelmscott,
Lechlade,
Glos. GL7 3HG

Nicola Neyhaul

From: Dan Callow [redacted]
Sent: 02 August 2015 21:54
To: CommunityServices; Nicola Neyhaul
Cc: Clare Callow; Laura Roberts
Subject: RE: Application to vary Licence Plough, Kelmscott

Dear Ms Neyhaul

I am writing in respect of the change of licence application for the Plough Inn, Kelmscot, as referenced in the e-mail below. My apologies for not sending my comments to you sooner, but we were away on holiday.

For your information, we live at Renmark House, situated about 30 yards behind the Plough Inn.

I was very disappointed to read about this application, mostly because we had a village meeting with the new owner of the Plough Inn, Sebastian Snow, only a month or so ago and this application was not mentioned at that meeting.

I am sure I don't need to point out to you that Kelmscot is a tiny village of around 35 houses and 100 or so villagers. What it needs is a country pub, not a nightclub, which is what The Plough Inn will effectively become if it is allowed to sell alcohol until 2am every night of the week, as there clearly won't be any restaurant diners left in the place at that time in the morning, so who are these extended opening hours designed to cater for?

I have heard a rumour that the application may have been scaled back in the face of village resistance to a request for licencing to midnight every night instead. However, this also strikes me as excessive given the size and location of the pub - we all know that in reality licencing to midnight means drinking-up time to 12.30 and customers leaving the pub until 1am. In this quiet location, this seems unreasonable even at weekends, but to ask to be allowed to let this to happen every night of the week shows just how little regard the new owners of the pub have for the village residents - I would expect Mr Snow to be able to do perfectly well out of serving diners and pub customers up until 11pm without the need to inflict permanent noise on the nearby residents - for example, last night there were still people in the pub garden well after midnight and, as we all know, the longer and more they drink, the louder they get.

When we moved here in 2000 we were very happy to live near a small local pub, but successive owners of The Plough have introduced late night music, all-night wedding receptions, all day music festivals and now we're faced with the prospect of an additional outdoor bar and noisy pub customers half the night 7 days a week. It's alright for Mr Snow - if he wants to escape the noise his larger, later pub will create, he can just push off home to Filkins, but the rest of us don't have that option and, actually, nor do I see why we should need to.

Not once in 15 years - and again not under this owner - has a single sign ever appeared in or at The Plough Inn saying something like 'this is a quiet neighbourhood, please respect our neighbours' - the fact is none of them have cared about the village at all and have simply been concerned with lining their pockets. This application is another attempt to do exactly the same thing at the expense of the villagers and I hope you will consider our side of the argument and reject this application to increase the bar capacity of the pub and the longer opening times requested because of the unreasonable noise and disruption it will cause to the village and all residents trying to live quietly nearby.

Many thanks for your kind consideration in this matter.

Regards

Dan Callow

Date: Mon, 13 Jul 2015 21:51:25 +0100

From: [REDACTED]

To:

Subject: Fwd: Application to vary Licence Plough, Kelmscott

Dear All

Please see below and attached an email I have received from the Licensing Officer at WODC. It is an application for change of licence for the Plough and is for the addition of the bar in the building alongside the pub (where Martin's Mum & Dad sold books). It would appear that, apart from adding the said building, the application is to extend the opening hours in the week from midnight to 2:00am. The email includes details of where to send comments if you so wish.

Best wishes

Jake

----- Forwarded Message -----

Subject: Application to vary Licence Plough, Kelmscott

From: Nicola Neyhaul <Nicola.Neyhaul@WESTOXON.GOV.UK>

Dear All

Please find attached application, plan and existing licence for a variation of licence at the Plough, Kelmscott in respect of the addition of a new garden bar area. If you have any comments on the application you must let me know by 3 August 2015. Please reply to community.services@westoxon.gov.uk

Thank you

Nicola Neyhaul BA(Hons) MIOl

Licensing Officer

Community Services

Tel: (01993) 861377

Find out more at www.westoxon.gov.uk

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