

The Duchess – Representations

Cllr Wray

I object to this licensing application of the grounds of inappropriate venue, lack of justification and avoidance of public nuisance. This former private house is close to other residential property and its granted change of use applied to provision of additional accommodation for the nearby Double Red Duke hotel. Opposite is also the Masons Arms under the same ownership, and recently converted with additional bedrooms. These provide ample opportunities for drinks for any overnight residents during normal hours (up to 23.00pm). It is also proposed that the rooms will be equipped with mini-bars for the residents. There can be no justification for an additional pop-up bar in the kitchen /sitting room and a license for the supply of alcohol 23.00-5.00am, potentially 7 days/week. It will be impossible to limit consumption in the garden after 23hrs. It is also noted that the application mentions residents AND bona fide guests and the sale of alcohol for consumption both on and off the premises. The risk of significant noise constituting a nuisance is high. On these grounds, this application should be refused

Cllr Smith

The property for which this licence is requested is a former residential dwelling, surrounded by other dwellings. The change of use that was granted for the property was granted on the basis that it would provide more letting rooms for the Double Red Duke. It was not to create a venue for the holding of parties. Allowing a licence through the night is almost certain to lead to disturbance and nuisance for the neighbours. The proposal to confine the supply to residents and "bona fide guests" is impossible to define and, therefore, to police. The proposed condition that no noise generated on the premises should be audible is very difficult to enforce and is unlikely to be useful in preventing nuisance being caused to the neighbours.

The proper place for party-type activities is not in this property, but in the hotel, and therefore I strongly believe that this licence should be refused.

Sally Owen

My property is uncomfortably close to the Duchess. My lounge window opens onto the boundary fence. Above this is my bedroom window. Both these windows look directly towards the position of the proposed conservatory. Please see the two attached photos, taken from my lounge and my front bedroom window.

To have a provision for late night refreshments until 5am is excessive. The Masons Arms has a license until 1am, which with the 24 hour provision for the mini bars in the rooms should be more than adequate. The proposed conditions for alcohol to not be permitted outdoors after 23.00 hours is unworkable. This condition relates to the drinks, and not the people. Can the member of staff really keep in excess of 20 people indoors to drink when they are there to party? Furthermore, I wonder if the member of staff would actually know if people there at The Duchess were residents or bona fide guests or not. At 5am many of the Clanfield residents are getting up to start their day. They would hope to do so after a good night's sleep.

At the planning committee back in 2024, we were assured by Ms Pearman it was not to be used as a party house. They also stated that there would be no more noise associated with this property than would be the case should a family live there. This alcohol license application together with the knowledge that they will let the building for 3 day blocks to one group of people must surely contradict this. I fail to see where the member of staff will be within the building to cover their 24 hours a day condition.

An evening event was held at The Masons Arms on Friday 26th June during the heatwave. The noise prevented me from sleeping, so I was forced to close all my windows and doors. It got very hot.

The Double Red Duke is not next door, but across two roads.

So for all these reasons I would like to object to this application on grounds of public nuisance

Please see photos below



