

## **Burford Town Council**

### **The Highway Inn Variation of Premises Licence Application**

Burford Town Council object to the variation of premises licence on the following grounds due to public nuisance

Burford is an historic town with many listed buildings, and the town centre is a mixture of shops, Inns, Hotels and residential properties all closely packed together. The Highway is in this area.

Taking into consideration the comments of the many residents, who attended our planning meeting, we ask you to take into account the following observations.

1. Noise levels broadcast must not fall outside the regulations defined in the revised 1999 WHO Guidelines for Community Noise. These are a recommendation of 30 dBA in the evening and 55 dBA daytime. The WHO ask that a general peak of 45 dBA should be avoided. WHO recommended levels must be adopted and adhered to.
2. It should be noted that properties close to The Highway Inn are, due to their age and listed status, only fitted with single glazing therefore not benefitting from the noise reducing properties of double glazing.
3. Due to the proximity of several neighbours, we would like to confirm that the music licence is for inside areas only; we request that the outside area to be vacated by 11 p.m. and that the kitchen extraction fans be switched off at 10 p.m.
4. That only downlighting is used outside to keep light pollution to a minimum.
5. That Annex 2 is retained to include "The alcohol is not served to any resident whom the Company believes has consumed enough already and likely to cause a nuisance."

## **2. Hugo Ashton**

[The Highway Inn Licensing Application, 117 High Street Burford, OX18 4RG](#)

I am a resident of Burford, residing at The Lodge, Pytts Lane, Burford and I am District Councillor for Burford Ward. I am writing to object to elements of this application on the grounds that, if granted, the permitted activities are highly likely to cause a public nuisance. My objections and requests reflect my own views and those of residents of the adjacent properties and an Elder representing the attendees of the Quaker Meeting House in Pytts Lane who have petitioned me directly.

### [Aspects of the application relating to internal activities](#)

I raise no objection in general to the elements of the license application relating to activities within the buildings on The Highway Inn's premises.

However, there is a real concern by near neighbours, which I share, that the 24-hour provision of refreshments and food will require kitchens to be kept open and operating and will mean that the neighbourhood will be disturbed at all hours by the noise and odours that inevitably arise from the kitchen's extractor fans.

I would ask that a condition be applied that would prevent this happening, rather than relying on the reporting of a public nuisance after the event. This could be by specifying a cut-off time, or the installation of equipment with appropriate odour filters and low-noise fans.

#### Aspects of the application relating to external activities

The aspects of the licensing application which relate to the external parts of the Highway's premises must be considered in the context of it being surrounded by residential properties with gardens or courtyards which either abut or are very close to its outdoor areas. Many of the neighbouring buildings are listed and are not permitted to install acoustic double glazing. From its medieval origins, Burford's commercial activities have been embedded in the town and one of its special features is the hugger-mugger interaction of pubs, hotels, shops and residences.

The current and historic usage of the Highway's garden has been limited to use by the owners or the hotel staff and has not been open to guests. Neighbours are very concerned that this could change and cause a significant public nuisance. Moreover, I note that the hotel is located in the Cotswold AONB which places a particular emphasis on the tranquillity of the environment where natural sounds are predominant

The applicant states 'The premises would still operate as they have historically, the variation is simply to clarify the position in relation to what has been a long-standing use of the premise.' This implies that the garden will remain private, but resident neighbours would be reassured if this could be formalised through a condition similar to that currently in place at The Bull, namely "Entertainment is to be held internally only and no music or speakers shall be provided to external areas of the premises".

If this current practice is not formalised in a condition, please impose other conditions to minimise public nuisance that:

- any outside seating area be closed daily at 22:00hrs
- the garden should only be lit with downlighters and these to be switched off once the gardens are closed
- use of the garden area for weddings and functions where regulated entertainment is being provisioned shall not be held on consecutive weekends
- a quiet environment is preserved on Sunday mornings (for the Quaker meetings that take place then).

Please note that these comments do not apply to activities in the courtyard of the hotel