

1. Burford Town Council

Burford Town Council object to the variation of premises licence on the following grounds.

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 Bull at Burford is in the centre of 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 and we object to the changes on the grounds of public nuisance.

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 Bull at Burford 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, the nearest being 10 metres, we would ask that the music licence is not changed to cover the outside area, for the outside area to be closed by 11 p.m. and that the kitchen extraction fans be switched off at 10 p.m.
4. That the marquee proposed for the garden at The Bull at Burford and the public right of way passage from Witney Street to High Street be considered as outside space.
5. That only down lighting is used outside to keep light pollution to a minimum.

2. Cllr Hugo Ashton

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 nine adjacent properties and an Elder representing attendees of the Quaker Meeting House in Pytts Lane who have petitioned me directly.

Aspects of the application relating to external activities

The aspects of the licensing application which relate to the external parts of the Bull's premises must be considered in the context of The Bull being surrounded by residential properties with gardens or courtyards which either abut or are very close to The Bull's 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 license condition of The Bull (namely "Entertainment is to be held internally only and no music or speakers shall be provided to external areas of the premises") reflects the reality of the hotel activity adjacent to residences all around it, and its location in the Cotswold AONB which places a particular emphasis on the tranquillity of the environment where natural sounds are predominant. It is therefore crucial for the well-being of local residents and visitors to Burford that this condition is retained.

For clarity, external areas should include the gardens (whether or not in a tent), any pavement area licensed on the High Street frontage and the area through which there is a public right of way (between the High Street and Witney Street).

I understand that hotel guests should be allowed to access the external areas of the premises and note the condition accepted by the applicant that any outside seating area be closed daily at 23:00hrs. During Sunday to Thursday, nearby residents would strongly prefer an earlier time for silence to descend in the hotel's gardens, say 22:00.

Immediate neighbours are also concerned that lighting in the gardens will cause a public nuisance through light pollution in an area of the town which is unlit at night. If possible, a condition requiring the use of downlighters would be appreciated, ideally to be switched off once the gardens are closed.

If it is regrettably decided that the existing Condition should be removed, then please impose new conditions:

- that "Use of the garden area for weddings and functions where regulated entertainment is being provisioned shall not be held on consecutive weekends" (as requested by WODC Environmental Health Officer). At least this would provide some respite on alternate weekends.
- that a quiet environment is preserved on Sunday mornings until 13:00 for the Quaker meetings that take place then.

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 Bull'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.