


Banbury Lane
Thorpe Mandeville
OX17 2EY

October 3rd 2019

Dear Sir/Madam

I wish to object to the application for a Premises licence by Perkins & Teare Ltd for Thorpe Manor in Thorpe Mandeville.

Thorpe Mandeville is a small rural village with a population of less than 400. The Manor sits in the centre of the village, some 20 metres back from the road. There are 10 residential properties within a radius of 150 metres of the Manor's front door.

This application is for alcohol to be sold for consumption both on and off the premises from 0700 to midnight for 365 days a year. Additionally, late night refreshments will be served until 0300. Live and recorded music may be played until midnight daily, utilising amplified music. Whilst the application states it covers only activity inside the house, and Mr Teare has stated in a Parish Council meeting that windows and external doors will be kept closed the noise disturbance will be considerable and with the additional alcohol consumption both on and off the premises fuelling potentially serious anti-social behaviour the impact on village life would be significant.

At a previous licensing hearing which was effectively aborted by Mr Teare, he was told by SNCs own environmental health experts that amplified music out of doors, ie in a marquee, was a complete non-starter and that music played inside the house would need to be subject to checks and controls due potential damage to the fabric of the listed Manor building. I have seen nothing to suggest this has been done, and in addition Mr Teare has suggested that whilst keeping windows and external doors closed during events in an attempt to attenuate the noise disturbance, he will bring in portable air conditioning units to try to control the resultant high temperatures. I am concerned as to the impact of such equipment on the interior of a listed building

The website for the venue is clearly targeting the wedding market. Such events tend to be summer and weekend -biased. Firework celebrations tend nowadays to be a feature of such events. It is quite probable that we would be subject to boisterous guests enjoying a very noisy party every Saturday night, thus making it impossible to enjoy our gardens, or indeed to open windows throughout the summer. It will be impossible for the hosts to restrict their guests to using only the interior of the house and thus we are likely to experience both the noise from the entertainment inside the house but also a raucous party spilling out into the grounds to take advantage of the 'off premises' aspect of the application.

This proposed activity is taking place in a conservation area. In addition to the residential dwellings surrounding the manor, there is a large horse stable yard adjacent to the property which will be particularly noise sensitive. Although this property is owned by Mr Teare, his tenants there and their horses are bound to be significantly disturbed though the human occupants may feel they are constrained by their status from complaining and the animals have no say in the matter. I cannot see any way in which this proposed licence can be compatible with the environment in which it would take place.

Yours Sincerely

