

**NOTICE OF HEARING
BY THE LICENSING SUB-COMMITTEE
under the
LICENSING ACT 2003**

Date and Time: MONDAY, 22 AUGUST 2022, AT 10.00 AM

Place: COUNCIL CHAMBER - APPLETREE COURT, BEAULIEU ROAD, LYNDHURST, SO43 7PA

Enquiries to: E-mail: andy.rogers@nfdc.gov.uk
Tel: 023 8028 5070

Members of the public may listen to this meeting live on the Council's website at the following link:-

<https://democracy.newforest.gov.uk/ieListDocuments.aspx?CId=212&MId=7705>

These papers are also available on audio tape, in Braille, large print and digital format

1. ELECTION OF CHAIRMAN

To elect a Chairman for the meeting.

2. DECLARATIONS OF INTEREST

To note any declarations of interest made by members in connection with an agenda item. The nature of the interest must also be specified.

**3. APPLICATION FOR NEW PREMISES LICENCE – MINSTEAD LODGE,
SEAMANS LANE, MINSTEAD, LYNDHURST, SO43 7FT (Pages 3 - 158)**

THE RELEVANT PAPERS ARE ATTACHED

To: **Members of the Sub-Committee:**
Cllr Steve Clarke
Cllr Barry Dunning (Substitute)

Cllr David Harrison
Cllr Joe Reilly

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LICENSING SUB-COMMITTEE – MONDAY 22 AUGUST 2022

APPLICATION FOR A NEW PREMISES LICENCE MINSTEAD LODGE, SEAMANS LANE, MINSTEAD, LYNDHURST, SO43 7FT

1. INTRODUCTION

- 1.1 The purpose of the report is to provide the Sub-Committee with information at the hearing to determine the application for a new premises licence in respect of Minstead Lodge, Seamans Lane, Minstead, SO43 7FT

2. RECOMMENDATIONS

- 2.1 That the Licensing Sub-Committee determines the application for a new premises licence as provided at **Appendix 1**, which has been submitted in accordance with section 17 of the Licensing Act 2003 (“the Act”).
- 2.2 Under section 18 of the Act, the Sub-Committee may determine the application as it considers appropriate for the promotion of the licensing objectives and select from the following options:-
- Grant the application as applied for, subject to conditions which are consistent with the operating schedule accompanying the application and modified to such extent as the authority considers appropriate for the promotion of the licensing objectives; and any condition which must be included in the licence in accordance with the Act;
 - Refuse the application;,,
 - Exclude from the scope of the licence any of the licensable activities to which the application relates;
 - Refuse to specify a person in the licence as the premises supervisor.

3. BACKGROUND

- 3.1 The premises site is the administrative headquarters for the Minstead Trust, a charitable organisation that provides support for adults with learning difficulties. It is a registered charity (No 1053319) and has been in existence for a number of years.
- 3.2 The Trust supports a number of sites across the New Forest and beyond, all with the same aim, supporting and encouraging adults with learning difficulties to integrate, meet friends and to interact with others. Tea rooms, cafes and performance spaces provide training in hospitality together with outdoor activities such as the maintenance of the gardens at the sites and Furzey Gardens which is open to the general public. Sites managed by the Trust are:-
- Hanger Farm Arts Centre-Totton,
 - Furzey Gardens-Minstead,
 - Brickyard Café-Brickworks at Burseldon and
 - Lily and Lime-Portsmouth.
- 3.3 The site at Hanger Farm has held a premises licence, granted by this Authority, for the sale of alcohol and regulated entertainment since 2009. The terminal hour for the premises is midnight, however, as with all premises licences granted under the Act, this is the latest a premises may operate. Any premises may close earlier, on any occasion. Mr Kyle Maxwell is the Designated Premises Supervisor (DPS) at Hanger Farm and the application for Minstead Lodge also proposes Mr Maxwell as DPS for this premises.

3.4 Minstead Lodge has previously catered for weddings using Temporary Event Notices (TEN) and, in the past, may have allowed "Bring your own alcohol" ("BYO"), for which no payment is made and is therefore not licensable. Other events held at the site may have also involved music which was exempt from licensing requirements, or conferences where there is no licensable activity.

4. THE APPLICATION

4.1 The Licensing Authority has received an application for a new premises licence from Minstead Trust ("the applicant"), submitted by Mr Maxwell, the Events and Hospitality Manager for the site. The application is attached in **Appendix 1**.

4.2 The application seeks permission for the following licensable activity:-

Sale of alcohol for consumption on the premises

Monday, Tuesday, Wednesday and Sunday-10:00hrs to 23:00hrs and Thursday, Friday, and Saturday -10:00hrs to 23:30hrs.

Requested opening hours for the site are:

All days-09:00hrs to 24:00hrs.

The site will not be open to the general public, but for events only.

4.3 The application seeks only to provide the sale of alcohol at the site. Any regulated entertainment that takes place between 08:00hrs and 23:00hrs is exempt from the requirement to be licensed.

4.4 The application states that Minstead Lodge is the administrative headquarters of the Minstead Trust and the application seeks to provide the sale of alcohol to guests attending functions and weddings, to support the income of the charitable trust.

4.5 Currently, the premises may hold functions, weddings and events under the TEN process, which allows up to 20 events with licensable activities per year. These are usually applied for and organised by external caterers and are subject to individual fees. Only the Police or Environmental Health may object to the grant of a TEN.

4.6 The plans submitted to support the application are provided as **Appendix 2** and to assist Members, photographs taken at the site by the Licensing Manager are provided as **Appendix 3**.

4.7 A map indicating the locations of those making representations, Minstead Lodge and the nearby pub is provided as **Appendix 4**. Distances of representation addresses are included as **Appendix 5**.

4.8 The applicant has submitted a number of conditions that would be attached to any licence granted for the site. These can be found in the application form (**Appendix 1**). No additional conditions were requested by any of the Responsible Authorities during the consultation process.

4.9 Public consultation has been carried out as required under the Act and officers have confirmed that the application has been advertised both at the site and in the local newspaper.

5. REQUIREMENTS FOR A HEARING

5.1 The Licensing Authority must hold a hearing to determine the application where relevant representations addressing the licensing objectives are made. These objectives being:

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance; and
- The protection of children from harm.

5.2 The Sub-Committee is referred to statutory guidance issued by the Home Office under section 182 of the Licensing Act 2003 dated April 2018, in particular the sections on the licensing objectives and determining applications.

<https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003>

5.3 In determining the application, the Licensing Sub-Committee must give appropriate weight to;

- The steps that are appropriate to promote the licensing objectives;
- The relevant representations presented by all parties;
- Home Office guidance;
- The Council's own Statement of Licensing Policy.

6. REPRESENTATIONS RECEIVED

6.1 During the representation period, the Licensing Authority received 34 relevant representations from members of the public who live locally and 1 from the Parish Council.

6.2 Representations received against the application raise concerns about the implications of granting a licence for the premises and are provided as **Appendix 6**.

6.3 For the purposes of the Act and promotion of the licensing objectives, those objections that are considered relevant and therefore engage the Sub-Committee's discretion, fall into the following areas:

- Concerns by residents about the frequency of events at the premises, (the application currently seeks the licensable activity on all days),
- The operating hours requested on the application,
- Noise from guests that have drunk alcohol,
- Noise from guests who are enjoying the outside areas,
- Noise from music (however this does not form part of the application),
- Effects on vulnerable adults on the site.

6.4 Comments on issues such as transport, road layout, highways, impact on water courses, sewerage, wild camping, impact on wildlife and animals, whether there is the "need" for additional licensed premises or moral objections to alcohol consumption are not considered as relevant under the scope of the Act.

6.5 In addition, comments regarding fire safety are not considered as relevant as this is regulated under specific fire safety legislation. Fire risk assessments must be in place to meet existing legal requirements and obligations on behalf of the trust who own the building.

- 6.6 There are a large number of similarly worded representations, many of which refer to issues outside the scope of this application and may not form part of the determination. This also includes the effect of the sale of alcohol in a rural location leading to the risk of customers driving under the influence of alcohol. This of course is illegal, however there are many licensed premises in the Forest in similar rural settings which are licensed for the sale of alcohol and in most cases with more extensive hours. There is also a well-established and frequented pub in Minstead.
- 6.7 Those attending the venue will be aware of its rural location and the fact that they will have to make arrangements to travel to and from the site. Some will choose to drive, whilst others may be given a lift or travel by taxi.
- 6.8 All the Responsible Authorities have been consulted, (including NFDC and NPA planning departments) and no comments or objections have been received to the application. Environmental Health also confirmed that there are no noise complaints recorded against the premises and made no comment or objection received during the consultation process.
- 6.9 With regard to planning consents or restrictions, any licence granted does not override planning restrictions that may be in place. Licensing and planning are two separate regulatory regimes and must be treated as such. Any change of use or other planning requirement must be addressed separately, and to the correct authority.
- 6.10 The Act's four licensing objectives apply only to the premises and curtilage of a venue and not to the surrounding area.

7. THE HEARING

- 7.1 This hearing is governed by the Licensing Act 2003 (Hearings) Regulations 2005. These Regulations provide that hearings should be held in public unless the Licensing Authority considers that the public interest in excluding the public outweighs the public interest in the hearing taking place in public.
- 7.2 The applicant and those parties making representations have been invited to this hearing and have been provided with this report and the procedures to be followed at the hearing.
- 7.3 The applicant and those who have made relevant representations are entitled to address the Sub-Committee and to ask questions of the other party, with the consent of the Sub-Committee.

8. RIGHT OF APPEAL

- 8.1 It should be noted that the applicant and those who have made relevant representations may appeal the decision made by the Licensing Sub-Committee to the Magistrates' Court. The appeal must be lodged with the Magistrates' Court within 21 days of the notification of the decision.
- 8.2 In the event of an appeal being lodged, the decision made by the Licensing Sub-Committee remains valid until any appeal is heard and the decision made by the Magistrates' Court

9. CRIME & DISORDER, ENVIRONMENTAL, EQUALITY & DIVERSITY AND DATA PROTECTION IMPLICATIONS

- 9.1 None

10. APPENDICES

Appendix 1- Application form

Appendix 2- Application site plan

Appendix 3- Photographs of the site

Appendix 4- Location plan indicating locations of representations

Appendix 5- Distance of representations from premises

Appendix 6- Representations submitted

For further information contact:

Christa Ferguson
Licensing Manager
023 8028 5588
Christa.ferguson@nfdc.gov.uk

Background Papers:

NFDC Licensing Policy

Statutory guidance issued under S182 of
the Licensing Act 2003

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New Forest
Application for a premises licence
Licensing Act 2003

For help contact
licensing@nfdc.gov.uk
 Telephone: 023 8028 5505

* required information

Section 1 of 21

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference This is the unique reference for this application generated by the system.

Your reference You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

Yes No

Put 'no' if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

* Family name

* E-mail

Main telephone number Include country code.

Other telephone number

Indicate here if you would prefer not to be contacted by telephone

Are you:

- Applying as a business or organisation, including as a sole trader
 Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is your business registered in the UK with Companies House? Yes No

Note: completing the Applicant Business section is optional in this form.

Is your business registered outside the UK? Yes No

Business name If your business is registered, use its registered name.

VAT number Put 'none' if you are not registered for VAT.

Legal status

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Business Address

If you have one, this should be your official address - that is an address required of you by law for receiving communications.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

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PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

- Address
 OS map reference
 Description

Postal Address Of Premises

Building number or name	<input type="text" value="Minstead Lodge"/>
Street	<input type="text" value="Seamans Lane"/>
District	<input type="text" value="Minstead"/>
City or town	<input type="text" value="Southampton"/>
County or administrative area	<input type="text" value="Hants"/>
Postcode	<input type="text" value="SO43 7FT"/>
Country	<input type="text" value="United Kingdom"/>

Further Details

Telephone number	<input type="text" value="[REDACTED]"/>
Non-domestic rateable value of premises (£)	<input type="text" value="11,250"/>

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Section 3 of 21**APPLICATION DETAILS**

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company / limited liability partnership
- A partnership (other than limited liability)
- An unincorporated association
- Other (for example a statutory corporation)
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales

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NON INDIVIDUAL APPLICANTS

Provide name and registered address of applicant in full. Where appropriate give any registered number. In the case of a partnership or other joint venture (other than a body corporate), give the name and address of each party concerned.

Non Individual Applicant's Name

Name

Details

Registered number (where applicable)

Description of applicant (for example partnership, company, unincorporated association etc)

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Contact Details

E-mail

Telephone number

Other telephone number

* Date of birth / /

* Nationality Documents that demonstrate entitlement to work in the UK

* required information

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OPERATING SCHEDULE

When do you want the premises licence to start?

/ /
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end

/ /
dd mm yyyy

Provide a general description of the premises

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off- supplies you must include a description of where the place will be and its proximity to the premises.

Minstead Lodge is the headquarters of Minstead Trust, a charity providing services & opportunities to adults with learning difficulties & disabilities. It has four rooms on the ground floor with access to extensive grounds which are used for conferencing, functions & weddings. There are rooms, above these, on the first floor which it is hoped to convert to bridal suits. The income generated is used to further the aims of the charity.

The Lodge is set in a wooded area away from other housing with independent access

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

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Section 6 of 21**PROVISION OF PLAYS**[See guidance on regulated entertainment](#)

Will you be providing plays?

 Yes No< [Previous](#) [1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [19](#) [20](#) [21](#) [Next](#) >

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PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

 Yes No< Previous [1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [19](#) [20](#) [21](#) Next >

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Section 8 of 21**PROVISION OF INDOOR SPORTING EVENTS**[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

 Yes No< Previous [1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [19](#) [20](#) [21](#) Next >

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Section 9 of 21**PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS**[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

 Yes No< [Previous](#) [1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [19](#) [20](#) [21](#) [Next](#) >

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Section 10 of 21**PROVISION OF LIVE MUSIC**[See guidance on regulated entertainment](#)

Will you be providing live music?

 Yes No< Previous [1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [19](#) [20](#) [21](#) Next >

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Section 11 of 21**PROVISION OF RECORDED MUSIC**[See guidance on regulated entertainment](#)

Will you be providing recorded music?

 Yes No< [Previous](#) [1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [19](#) [20](#) [21](#) [Next](#) >

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PROVISION OF PERFORMANCES OF DANCE
See guidance on regulated entertainment
Will you be providing performances of dance?
<input type="radio"/> Yes <input checked="" type="radio"/> No
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PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE
See guidance on regulated entertainment
Will you be providing anything similar to live music, recorded music or performances of dance?
<input type="radio"/> Yes <input checked="" type="radio"/> No
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Section 14 of 21**LATE NIGHT REFRESHMENT**

Will you be providing late night refreshment?

 Yes No[< Previous](#) [1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [19](#) [20](#) [21](#) [Next >](#)

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SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

Will the sale of alcohol be for consumption:

On the premises Off the premises Both

If the sale of alcohol is for consumption on
the premises select on, if the sale of alcohol
is for consumption away from the premises
select off. If the sale of alcohol is for
consumption on the premises and away
from the premises select both.

Continued from previous page...

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name

Family name

Date of birth / /
dd mm yyyy

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

Continued from previous page...

- Electronically, by the proposed designated premises supervisor
- As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

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Section 16 of 21**ADULT ENTERTAINMENT**

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Venue is not open to the general public

Continued from previous page...

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Venue is not open to the general public

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Section 18 of 21**LICENSING OBJECTIVES**

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

Minstead Lodge is an impressive facility that commands respect from its users. Management at Minstead Trust shall ensure that at all times when the premises are for any licensable activity, there are sufficient competent staff on duty at the premises for the purpose of fulfilling the terms and conditions of the licence and for preventing crime and disorder. Minstead Trust shall ensure that all staff will undertake training in their responsibilities in relation to the sale of alcohol, particularly with regard to drunkenness and underage persons. Records will be kept of training and refresher training.

b) The prevention of crime and disorder

Management at Minstead Trust will work in partnership with local police authorities to minimise the potential for crime and disorder situations to occur. Staff will be vigilant to unacceptable behaviour from guests & patrons. Any incidents of a criminal nature that may occur on the premises will be reported to the Police.

c) Public safety

Management at Minstead Trust will ensure appropriate fire safety procedures are in place including fire extinguishers (foam, H2O and CO2), fire blanket, internally illuminated fire exit signs, numerous smoke detectors and emergency lighting. All appliances are inspected annually. All emergency exits shall be kept free from obstruction at all times.

d) The prevention of public nuisance

Minstead Lodge is a safe and family friendly environment. All customers will be asked to leave quietly. Clear and legible notices will be prominently displayed to remind customers to leave quietly and have regard to our neighbours.

e) The protection of children from harm

The licensee and staff will ask persons who appear to be under the age of 25 for photographic ID such as proof of age cards, photographic driving licence or passport, bearing the photograph and date of birth of bearer. All staff will be trained for underage sales prevention regularly.

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Section 19 of 21**NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK****Entitlement to work/Immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:**

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

Continued from previous page...

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

Continued from previous page...

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

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* required information

Section 20 of 21

NOTES ON REGULATED ENTERTAINMENT

In terms of specific **regulated entertainments** please note that:

- **Plays:** no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- **Films:** no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- **Indoor sporting events:** no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- **Boxing or Wrestling Entertainment:** no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- **Live music:** no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- **Recorded Music:** no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

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* required information

Section 21 of 21

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non-domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £8700 £315.00

Band D - £87001 to £12500 £450.00*

Band E - £125001 and over £635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then you are required to pay a higher fee

Band D - £87001 to £12500 £900.00

Band E - £125001 and over £1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39000 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

190.00

DECLARATION

* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered 'Yes' to the question "Are you an agent acting on behalf of the applicant?"

* Full name

Kyle Maxwell

* Capacity

Events & Hospitality Manager

Continued from previous page...

* Date

26 / 05 / 2022
dd mm yyyy

Add another signatory

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/new-forest/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

IT IS AN OFFENCE UNDER SECTION 248 OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED

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General

The Lodge is the head office of Minstead Trust and for many years has hosted residential & supported living in the East wing of the building. Plans are in progress to move these residents to a new location in Lyndhurst.

We are intending to support the work we do across the trust by expanding the 'commercial' opportunities undertaken at the Lodge to raise much needed revenues. To do this we are looking to licence the conferencing/events rooms in the Lodge and sell alcohol, rather than rely on caterers or outside bars to provide this service.

3

Depending on the clients requirements the bar could be placed in any of the areas C – G.

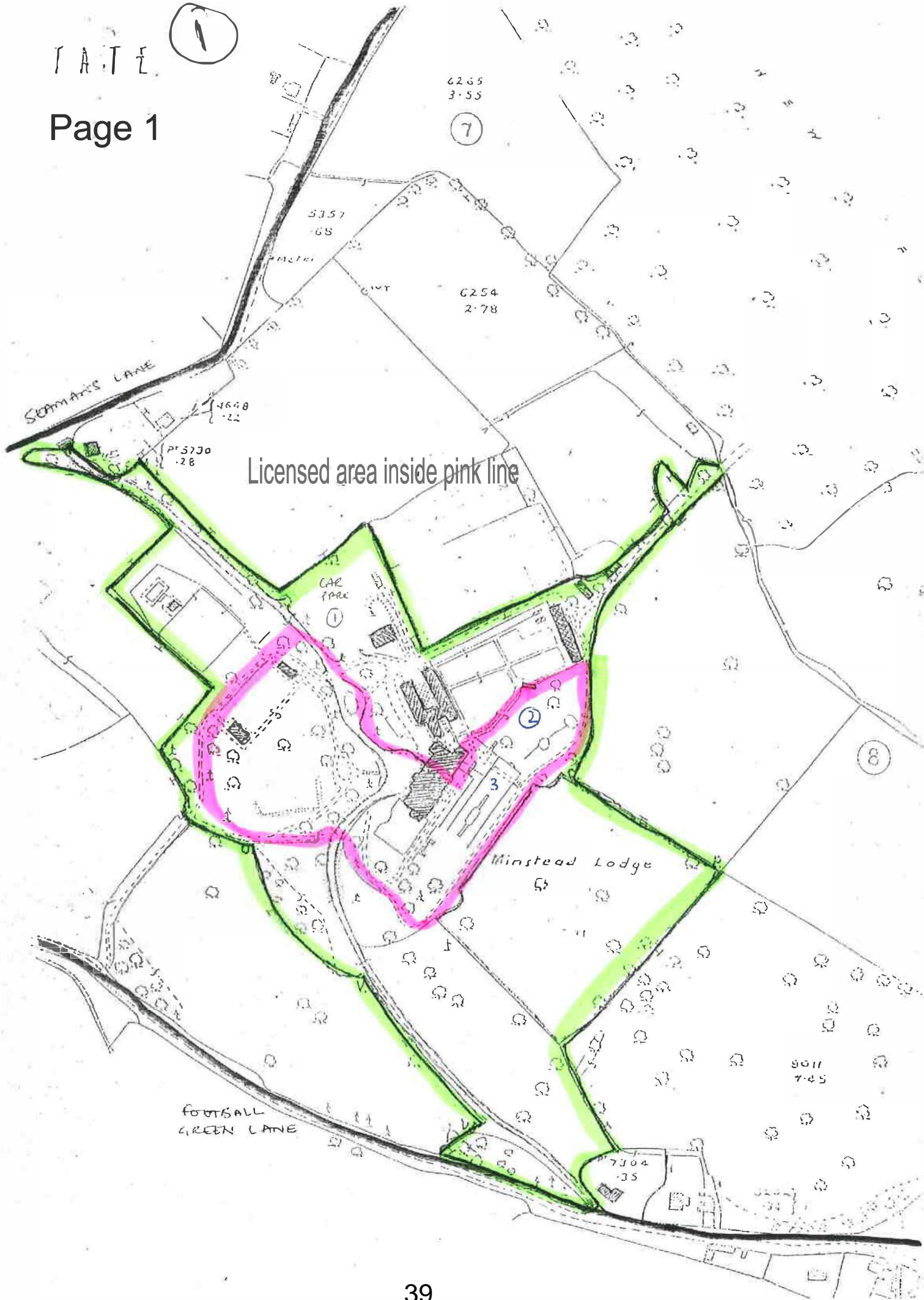
The Blade Garden is adjacent to the Veranda and can be the location for small recitals & performances or a marquee for summer events

The Turkey Oak Field is included as a possible location for future larger plays & productions (audiences up to 200) or as a location for marquee only weddings where the bar would be accommodated in or next to the marquee.

T A T E



Page 1



2

Minstead Trust Ltd, Minstead Lodge, Minstead Lodge Track, London Minstead, Hampshire, SO43 7FT

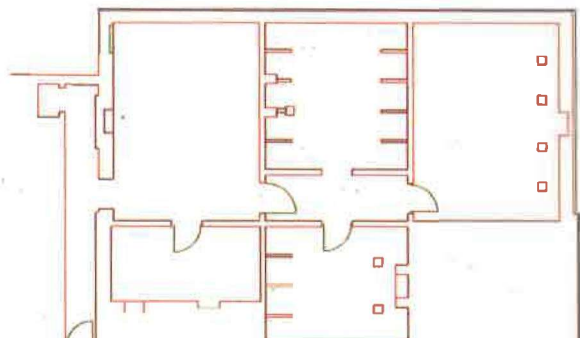
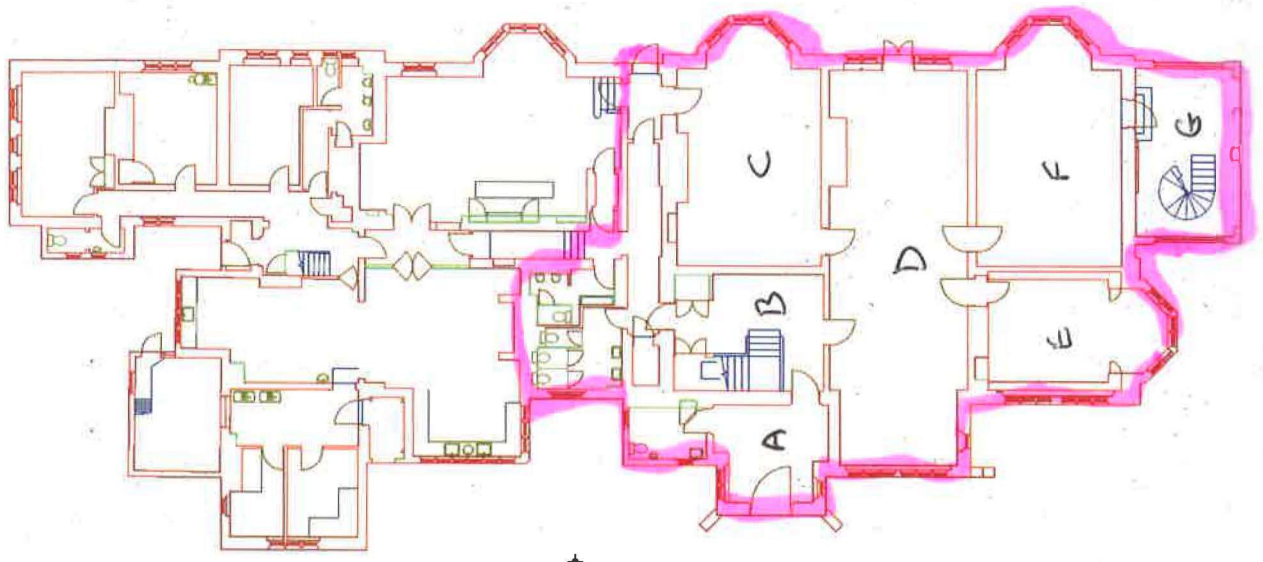


Site Plan shows area bounded by: 428400.78, 111073.44 428800.78, 111473.44 (at a scale of 1:2500), OSGridRef: SU28601127. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary

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<small>NOTED</small> <small>ALL DIMENSIONS & LEVELS UNLESS OTHERWISE STATED ARE TO FACE UNLESS OTHERWISE SPECIFIED</small> <small>THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THE ORIGINAL DRAWING</small>	
P STUBBINGTON LAND SURVEYS LTD	
<small>THE FILE NO.</small> <small>DATE</small> <small>SCALE</small> <small>PROJECT</small> <small>DATE</small>	<small>NO. 100 000 000</small> <small>1:100</small> <small>1:100</small> <small>1:100</small> <small>1:100</small>
<small>CLIENT -</small> <small>CONTRACT -</small> <small>TITLE -</small> <small>SCALE -</small> <small>PROJECT NO.</small> <small>DATE</small> <small>SUBJECT -</small>	<small>MINSTEAD TRUST</small> <small>MINSTEAD LODGE</small> <small>MINSTEAD LODGE</small> <small>EXISTING FLOOR PLAN</small> <small>1:100 (A1)</small> <small>02/05/03</small> <small>MAY 2002</small> <small>MAJ/20</small>



KEY

Page 1 – Minstead Lodge site plan with area to be licenced inside red line.
 Page 2 – Colour plan showing section of House and grounds being licenced with current/future tent/marquee sites

- A – Blade Garden
- B – Turkey Oak Field

Page 3 – Rooms within the Lodge being licenced

- A – Lobby
- B – Entrance Hall
- C – Parnell Room
- D – Long Hall
- E – Library
- F – Congleton Room
- G – Veranda



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SIDE ENTRANCE FACING BLADE GARDEN



FRONT OF THE LODGE



VIEW FROM FRONT OF THE LODGE LOOKING TOWARDS BROCK FARM



TURKEY OAK FIELD

INSIDE THE BUILDING

CONGLETON ROOM



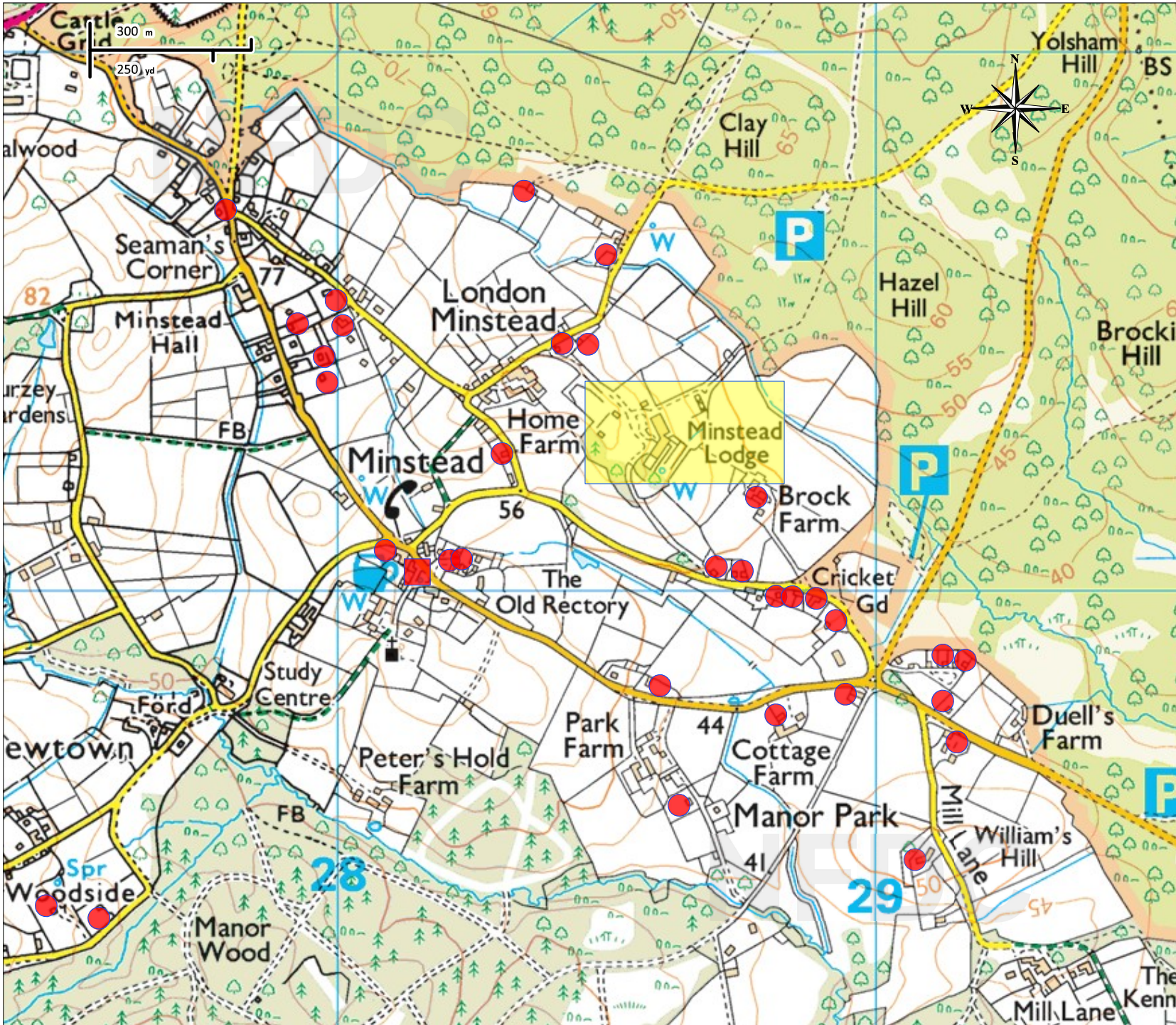
LONG HALL





PARNELL ROOM

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DRAWING No.		
REVISIONS		
Minstead Lodge Representations		
Properties		
Trusty Servant P.H.		
 		
© Crown copyright and database rights 2022 Ordnance Survey 100026220		
 New Forest DISTRICT COUNCIL		
Tel 023 8028 5000 www.newforest.gov.uk		
SCHEME		
TITLE		
Minstead Lodge v2		
DATE	SCALE	
26/07/22	1:10000	
DESIGNED	DRAWN	CHECKED
DRAWING No.		

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MINSTEAD LODGE REPRESENTATIONS AND APPROXIMATE DISTANCES FROM PROPOSED PREMISES

Rep no	name	address	Distance from Minstead Lodge
1	Mr Desmond Thomas	Applethwaite, SO43 7FR	420m
2	Mr Juilian Pearson	6 Congleton Close, Minstead, SO43 7GS	460m
3	Mr David Morris	South Lodge, Football Green, Minstead, Hampshire SO43 7FR	270m
4	Mr Andrew McGhee	Cauldrons, Bull Lane, Minstead, Lyndhurst, SO43 7FS	300m
5	Mrs Anna Cummin	Williams's Farm, Minstead. SO43 7FP	800m
6	Mr Stephen Rose	Beaufield, Lyndhurst Road, Minstead, SO43 7FP	720m
7	Mr Richard Taylor	Fylingdale, Minstead. SO43 7HA	900m
8	Mrs Imogen Taylor	North lodge, London Minstead. Minstead, Lyndhurst, SO43 7FT	260m
9	Mr Peter GF Dibben	Ivy Cottage Farm, Minstead, Lyndhurst, SO43 7FY	560m
10	Mr and Mrs Sams-Dodd	Greenbrae, Lyndhurst Road, Minstead, SO43 7FX	700m
11	Mrs Patricia Hobbs	Perry's Farm, London Minstead, Lyndhurst, SO43 7FT	360m
12	Mrs Vicki Salmon and Mr John Scott	Hartings, Seamans Lane, Minstead	660m
13	Minstead Parish Council	Barry Mollett	-
14	Mr and Mrs Bakewell	Field House, Football Green, Minstead, SO43 7FR	300m
15	Mr Alan Ferguson	Hurdles, Lyndhurst Rd, Minstead, Lyndhurst SO43 7FX	650m
16	Mrs Celia Stanwyck	Brock Farm, Football Green, Minstead, SO43 7FR	200m
17	Mr and Mrs Simon Fisher	Woodman Cottage, Manor Park, Minstead, SO43 7FY	680m
18	Mr Darren McCullough	Park gate Cottage, Minstead, SO43 7FY	460m
19	Mr and Mrs Tupper	Suters Cottage, London Minstead	520m
20	Mr Peter Tyrrell	Windrush Seamans Lane Minstead Lyndhurst SO43 7FU	630m
21	Mr David G O Brown	Two Pictures, London Minstead, Lyndhurst SO34 7FT	240m
22	Mr and Mrs Marston	Barneys, Football Green, Minstead SO43	370m
23	Mr and Mrs Frost	Hunters Brook, Lyndhurst Road, Minstead, SO43 7FX	630m
24	Mrs P Cawte and Mr B Brown	Rowan Cottage, Football Green, Minstead, SO43 7FR	390m
25	Mrs Joanne Vaughan	Williams Hill House, Mill Lane, Minstead, SO43 7FP	920m
26	Mr Matthew Hurst	Muffins, Woodside Minstead, SO43 7GB	1.38km
27	Mrs Hilary Bates	Wisteria Cottage, Minstead, SO43 7FX	540m
28	Mr Denis Bates	Wisteria Cottage, Minstead, SO43 7FX	540m
29	Mrs Naomi Jayne Harte	Merrie Orchard, Football Green, Minstead, SO43 7FR	470m
30	Miss Sophie-Jane Stanwyck	Brownlow Court, 22 Marlborough Road, Bournemouth, BH4 8DQ	out of area
31	Mr Tasgin Hussein and Ms Tracey Kates	Wheatleys, Football Green, Minstead, Hampshire, SO43 7FQ	660m
32	Ms Michelle Kennedy	Sungate, Football Green, Minstead, Hampshire, SO43 7FQ	700m
33	Mr David Donaldson	8 Congleton Close, Minstead, SO43 7GS	460m
34	Mr Christopher Boon	Woodside House, Woodside, Minstead, SO43 7GB	1.44k
35	Mrs Lynda Glover	North Lodge, Lyndhurst Road, Minstead, SO43 7FY	590m

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Date that this
representation form
must be submitted by

22.7.22



New Forest
DISTRICT COUNCIL

Licensing Act 2003

Representation form and guidance-Other persons

Under the Licensing Act 2003 objections can be raised against an application for a new premises licence or a variation of an existing licence.

The term used in the 2003 Act, regulations, and associated guidance is not “objections” but “representations”.

All representations must be relevant to at least one of the licensing objectives:-

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm

Once an application for a premises licence has been accepted by the licensing authority, responsible authorities and other persons have 28 days starting on the day after the application is accepted to make representations.

Responsible authorities are the bodies that must be fully notified of applications and who are entitled to make representations to the licensing authority in relation to the application for the grant, variation or review of a premises licence.

Responsible Authorities are:-

- Licensing Authority
- Police
- Environmental Protection
- Trading Standards
- Local Safeguarding Children’s Board
- Health & Safety
- Fire & Rescue Service
- Local Planning Authority
- Maritime & Coastguard Agency (if applicable)
- Public Health

As well as responsible authorities, any “other person” can make representations.

It is also possible for a person to request that a representative makes a representation on their behalf – for example, a Member of Parliament or a local ward or parish councillor.

In addition to being relevant, representations must not be vexatious or frivolous and can be rejected on this basis.

If a licensing authority decides that representations are relevant, it must hold a hearing to consider them. The need for a hearing can only be avoided with the agreement of

the licensing authority, the applicant and all of the persons/agencies making relevant representations.

In determining an application with a view to promoting the licensing objectives, in the overall interests of the local community, the licensing authority must give appropriate weight to:

- the steps that are appropriate to promote the licensing objectives;
- the representations (including supporting information) presented by all the parties;
- Statutory Guidance;
- its own statement of licensing policy.

Representations must be made in writing and emailed or posted to Licensing Services. They may be amplified at the hearing or may stand in their own right. Additional points, which are not referred to in the original representation received during the 28 day period may not be referred to at the hearing. However if there are any additional documents that refer to the original matters that you wish to be included, these must be sent to Licensing Services at least 5 days before the hearing.

Planning and other issues

Unfortunately representations that concern traffic or parking cannot be accepted. This is because the licence holder cannot be held responsible for the use of the public highway outside of the premises. The licensing regime is separate from other local government functions including planning. If a premises licence is granted for the building this will not exempt the licence holder from having to obtain the necessary planning permission. We are therefore unable to accept representations that simply refer to the need for planning permission or refer to parking or an increase in traffic movements. These are issues that are considered when planning permission to use a building for an activity is considered.

It is recommended that representations are made on the following form.

Representation form for other persons

Full name	Desmond Thomas	Title	Mr
Home address	Applethwaite, SO43 7FR		
Email address	[REDACTED]		
Phone number			

Name of premises you wish to make a representation about	Minstead Lodge
Address of premises you wish to make a representation about	Seaman's Lane Minstead SO43 7F

Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder	✓	<p>This appears to be an unusual application which, requires an unusual set of objections/representations.</p> <p>I may have missed something, but I could find no reference on the Public Register of Licences to the possession, by Minstead Lodge, of an existing licence to supply alcohol.</p> <p>If this assessment is correct and the information contained in the advertisement found at Minstead Lodge Wedding Venue Lyndhurst, Hampshire hitched.co.uk is also correct, it would appear that, for a number of years, the proprietors of Minstead Lodge have been supplying alcohol without the required licence.</p> <p>NFDC planning records indicate that in 1976 the NFDC approved a change of use from Hotel/Wedding Venue to Residential Training College. If correct the above advertisement also indicates that the proprietors may be in breach of planning regulations and by implication;</p> <p>Building regulations -appropriate to use Fire regulations – applicable to use Health a safety regulation – applicable to staff, customers and the general public</p>

		<p>NFDC and NFPA policy - in relation noise, light and effluent pollution (NFDC records suggest that the sewage treatment works was installed in 1988 and by implication appropriate, at that time, to the requirements of a Residential Training College.</p> <p>In the absence of appropriate hotel accommodation – which would require a change of use and compliance with relevant regulations, guests, many of whom will, by the very nature of the event outline in the application, having consumed alcohol, will be obliged to leave the venue, drive down very narrow lanes to alternative accommodation.</p> <p>In these circumstances the NFDC is invited to consider the degree to which the granting of a licence may, in addition to increasing the possibility of drink driving -public disorder, also place the licensing authority at risk, for example in case of a fatal fire, of prosecution for failure to discharge a duty to protect the public.</p>
<p>Public safety</p>	<p>✓</p>	<p>Minstead Lodge is situated on top a hill, possibly the highest point in the area. Ground conditions are silt overlaying clay – rain drains quickly through the silt and quickly washes downhill into two adjacent water courses; one of which run through Brock Farm and the other alongside Football Green Road..</p> <p>There are two entrances to the lodge; one in Seamans Lane and the second in Football Green Road. As the name suggests, Seamans Lane is a narrow lane. Football Green Road is equally if not narrower than Seamans Lane. Both may be unsuitable for an increase in traffic</p>

	<p>and use by heavy goods vehicles. Indeed, where not protected by Dragon's teeth, the use by large goods vehicles delivering goods to Minstead Lodge appears to have contributed to erosion of verges of Foot Ball Green Road.</p> <p>In these circumstances it may not be unreasonable to ask the licencing authority to consider the degree to which, in addition to the issues outline in the previous section, the lack of appropriate infrastructure may impact public safety and as such provide legitimate grounds for objection. The following may be of particular concern</p> <p>Road safety (related to both people and animals). It may be legitimate, in the absence of roads which are capable of carrying a significant increase in both cars and heavy goods vehicles and given the added complication of free-range horses and cattle, to point to an increased risk created by the granting of a licence which, in the absence of hotel accommodation, may lead to a significant increase in risks to public safety associated with driving whilst impaired by alcohol.</p> <p>These risks may be compounded by the narrow nature of local roads along which people who having consumed alcohol, may be forced to drive, from what is a remote location, to alternative accommodation.</p> <p>Pollution</p> <p>In the absence of a private sewage treatment works which meets current standards appropriate to use (as previously stated NFDC records suggest that the current system was installed in 1988)</p> <p>Or</p> <p>Connection to public sewer network (I am told the village treatment works in currently at if not beyond capacity)</p> <p>The licensing authority may consider objections on grounds of, the risks to public safety, particularly to children who play in local water</p>
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		<p>courses, arising from increased discharge of sewage and other pollutants arising from a want of appropriate sewage infrastructure.</p> <p>These concerns may be compounded by the limits on the capacity of the local water supply. In some areas the water pressure is so low properties require pumps and storage facilities. In these circumstances any significant increase in demand may reduce the capacity of the whole system to process waste, which in turn may result in an indirect increase to public safety and create a public nuisance.</p>
<p>Prevention of public nuisance</p>	<p>✓</p>	<p>The authority is invited to consider the degree to which all of the issues outlined in the previous sections provide legitimate grounds, for objections on grounds of public nuisance including those related to health issues.</p> <p>The authority also is invited to consider the degree to which the following may be regarded as legitimate reasons for objecting to the granting or if already in existence, variation of licence.</p> <p>The Lodge is situated on top of a hill which is possibly the highest point in the village.</p> <p>Access is gained through very narrow lanes.</p> <p>These lanes pass through and or may be adjacent to areas of outstanding natural beauty and Sites of Special Scientific Interest.</p> <p>The topography creates a situation which will amplify noise and light pollution and by implication the resulting public nuisance.</p>

	<p>On occasion we have already experienced noise pollution arising from celebration at the lodge. We believed that these events celebrated the work of the Trust, which we supported, rather than an, apparently unlicensed, commercial undertaking and as a result were willing to tolerate the limited nature of the nuisance.</p> <p>In our view a significant increase in the number of events together with an increase in the length – in effect 1000hrs to midnight (2330hs followed by 30 minutes drinking up time) would, given the topography and nature of the areas, create a significant public nuisance in terms of:</p> <p>Direct noise pollution arising from events, which, given previous events, will include live and other forms of music. During the summer months, the public nuisance resulting from events which may take place every weekend and some weekdays, may have a significant impact on the quality of life and health of all who live in the local area.</p> <p>Indirect noise pollution arising from the slamming of car doors coupled with a significant increase in traffic noise as customers, some of whom will have consumed significant quantities of alcohol seek leave the venue via very narrow roads may amplify the above.</p> <p>Pollution resulting, for example from wild camping as customers, seeking to avoid prosecution for drunk driving, park up and camp for example in areas of Special Scientific Interest (it may be worth noting recent concern resulting from the activities of young people involved in the Duke of Edinburgh scheme)</p> <p>Whilst light pollution may have less direct impact upon people's lives, as a potential breach of National Park Policy it may also be regarded as a public nuisance, for example in terms of its impact on wildlife and activities which require a reduction in light pollution.</p> <p>Public nuisance may also extend to an increase in collisions involving Forest Ponies, other livestock and the resulting impact on Commoners.</p>
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<p>Protection of children from harm</p>	<p>✓</p>	<p>The authority also is invited to consider the degree to which in the absence of appropriate planning consents and compliance with;</p> <p>Building and electrical regulations – in relation to buildings use by children</p> <p>Fire regulations – in relation to buildings used by children</p> <p>Provision of facilities for the children of customers attendings events</p> <p>. Prevention of pollution which may have an adverse effect on the health of children who may paddle and play in local water courses</p> <p>Represent legitimate reasons to object to the granting of the licence</p>

**Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
If yes – please give details below**

In my view the applicant should take the following action;

Prior to making application for a licence to sell alcohol, make application to the planning authority for change of use – from Residential Training College to Hotel

and Wedding Venue and in the course of so doing provide evidence of compliance with all relevant building and other regulations.

The granting of a change of use and by implication compliance with all relevant regulations would, in my view, provided a firm foundation on which to make an application.

Based on the available information the authority is invited to consider the degree to which the applicant is attempting to circumvent planning policies by obtaining a licence for a premises which may, for a number of years has conducted an unlicensed business in premises which may, in addition to being unsuitable, may represent a significant risk to customers and the public.



In these circumstances, in the absence of evidence showing that this is not the case, the authority is invited to consider the degree to which the granting of a licence may place the authority at risk of failing to discharge a public duty.

In the event that the applicant has obtained the relevant consents for a change of use and the application is for a variation of an existing licence;

1. Given the topography of the area, provide details of the actions designed to prevent significant noise pollution and contingent public nuisance.
2. Provide the National Park Authority and NFDC with evidence of compliance with their policies - in particular that related to light pollution
3. Ensure that their sewage treatment works complies with current discharge standards or link the lodge to the village sewer network
4. Provide the NFDC, Parish Council with evidence that the lodge will pay for any required upgrade in the, water supply, electricity supply, the capacity of the phone network, pay for any damage or erosion created by goods vehicles delivering alcohol and other goods to the lodge
5. Explain to all interested parties how, in the absence of adequate roads and other infrastructure, the applicant may prevent a significant increase in risks to public safety and avoid creating a significant public nuisance,

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If you do make a representation, you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	Yes
	Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please initial 
Signature	date
	11.7.22

Licensing Services privacy notice can be viewed on the Council's website at newforest.gov.uk/article/1716/Licensing-Services-privacy-notice

Please return this form along with any additional sheets / supporting information to : licensing@nfdc.gov.uk or post to

Licensing Manager
Licensing Services
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

Phone: 023 8028 5505

Full name	Julian Pearson	Title	Mr
Home address	6, Congleton Close, Minstead, SO43 7GS		
Email address	[REDACTED]		
Phone number	[REDACTED]		

Name of premises you wish to make a representation about	Minstead Lodge
Address of premises you wish to make a representation about	Seamans Lane, Minstead, SO43 7FT

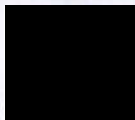
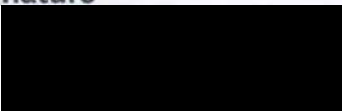
Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder		
Public safety		I am concerned about the increased risk of people leaving by car who may have had too much to drink following an event. People with reduced awareness driving through the village puts people and livestock at increased risk of an incident.
Prevention of public nuisance		I am very concerned about the impact an alcohol licence will have. We live approx. ½ mile away from the lodge. We have heard previous noise when events have been held going on all day and late into the night. Even when it has finished this is often followed by the noise of people leaving, shouting, singing, car doors, engines revving etc.

		The impact this will have on our lives can not be understated. Having to go indoors and shut the doors/windows just to reduce the noise is frankly unacceptable, particularly in the summer months. It is unfair that our summer evenings should be affected so much by a business.
Protection of children from harm		

**Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
If yes – please give details below**

I feel the only way to put any protections in place is to not allow a licence I'm afraid.

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	<input checked="" type="radio"/> Yes <input type="radio"/> No Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please initial 
Signature	date
	11-7-22

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Licensing Services
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

Phone: 023 8028 5505

Representation form for other persons

Full name	David Morris	Title	Mr
Home address	South Lodge, Football Green, Minstead, Hampshire SO43 7FR		
Email address	[REDACTED]		
Phone number	[REDACTED]		

Name of premises you wish to make a representation about	Minstead Lodge
Address of premises you wish to make a representation about	Seamans Lane, Minstead, Hampshire So43 7FT


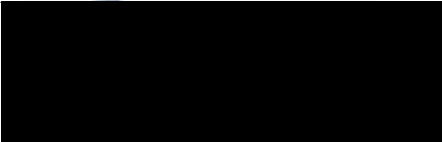
Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder		
Public safety		

<p>Prevention of public nuisance</p>		<p>I am a neighbour of Minstead Lodge and live immediately downhill of the Lodge in a southerly direction. I believe the pending licence application for Minstead Lodge will cause an unacceptable public nuisance and serious inconvenience to the enjoyment of my home.</p> <p>I truly believe the work the Minstead Trust does in support of those in need of residential care should be supported and have no objection to the occasional function. However, daily weddings requiring a liquor licence that run late into the evening/night during weekdays and weekends will inevitably lead to excessive and unacceptable noise, disruption and traffic movements in and around my home. It is inevitable the functions will spill out onto the southern terrace and since I am a short distance and downhill expect to be severally impacted and inconvenienced by this application if successful.</p>
<p>Protection of children from harm</p>		

**Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
If yes – please give details below**

A very significant reduction in the number of events to no more than six per year and in any event not on weekday evenings.

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	<input checked="" type="radio"/> Yes <input type="radio"/> No
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please circle Please initial 
Signature 	Date 11/7/22

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Licensing Manager
Licensing Services
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

Phone: 023 8028 5505

Representation form for other persons

Full name	Andrew McGhee	Title	Mr
Home address	Cauldrons, Bull Lane, Minstead, Lyndhurst, SO43 7FS		
Email address			
Phone number			

Name of premises you wish to make a representation about	Minstead Lodge
Address of premises you wish to make a representation about	London Minstead, Minstead, SO43 7FT



Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder		
Public safety		

Prevention of public nuisance	√	I believe the application for a licence and change of use for the venue to parties, weddings , conferences etc will , if used 7 days a week and for the full extent of the licence , create a public nuisance for local residents. I believe the change of venue and the fact that the Lodge wishes to have a licence is fine. However I believe the duration which is practically unlimited could cause disruption and disturbance. The level of increased traffic may also be an issue given the secluded nature of the property and the narrowness of the lanes leading to the venue. By all means change use and have a licence but limit in some way the disruption to local residents.
Protection of children from harm		

**Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
If yes – please give details below**

Reduce the hours of the licence or limit the aggregate number of weddings and conferences etc ie no music after say 22:00 or ensure it is indoors.

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	<u>Yes</u> No
	Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please initial 
Signature	date
	12 July 22

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Please return this form along with any additional sheets / supporting information to : licensing@nfdc.gov.uk or post to

Licensing Manager
Licensing Services
Appletree Court
Beaulieu Road
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v02

It is recommended that representations are made on the following form.

Representation form for other persons

Full name	Anna Cummin	Title	Mrs
Home address	William's Farm, Minstead, SO43 7FP		
Email address	[REDACTED]		
Phone number	[REDACTED]		

Name of premises you wish to make a representation about	Minstead Lodge
Address of premises you wish to make a representation about	Seaman's Lane Minstead SO43 7FT


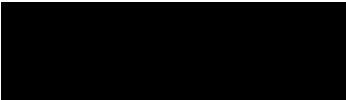
Which of the four licensing objectives does your representation relate to?	(<input checked="" type="checkbox"/>) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder		

Public safety		
Prevention of public nuisance	X	<p>The proposed application for an alcohol licence from 10am to 11pm 7 days a week, and 52 weeks a year is excessive and will cause inevitable nuisance until late into the night for the people living in the many surrounding houses especially along Seamans Lane. When previous events have been held the music and shouting could be heard as far as Football Green and beyond. The proposed change would potentially mean that this disruption to villagers' lives would be extended to every day and night of the year. Party-goers use the garden as well as the building, adding to the excessive noise. This is not an isolated location but is in the heart of a peaceful village. Whilst I support the aims of the Trust and their need to fundraise, this application has destroyed the goodwill and support for the Trust which has always existed within the village.</p>
Protection of children from harm		

Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?

If yes – please give details below

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	Yes <input checked="" type="radio"/> No Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please initial 
Signature	date
	12th July 2022

Licensing Services privacy notice can be viewed on the Council's website at newforest.gov.uk/article/1716/Licensing-Services-privacy-notice

Please return this form along with any additional sheets / supporting information to : licensing@nfdc.gov.uk or post to

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v02



Representation form for other persons

Full name	STEPHEN ROSE.	Title	MR.
Home address	BEAUFIELD, LYNDRHURST ROAD MINSTEAD. SO43 7FP.		
Email address	[REDACTED]		
Phone number	[REDACTED]		

Name of premises you wish to make a representation about	
Address of premises you wish to make a representation about	

Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder		
Public safety		

There will be a late night noise nuisance if there is music & available alcohol late at night

Wedding guests will congregate outside especially in good weather.

They will not leave the location until after 11-11-30 pm .

An established hotel would be more suitable where guests can stay overnight.

If the license was restricted to afternoons it would reduce the problem.

There are only 2 narrow single track access roads leading up to Minstead lodge.

Each has a cattle grid where it joins the public road.

Traffic passing over the cattle grids late at night would disturb the occupants of houses adjoining the junctions

STEPHEN ROSE


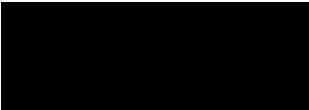


11/7/22

Prevention of public nuisance	✓	SEE ATTACHED DOCUMENT.
Protection of children from harm		

**Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
If yes – please give details below**

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	Yes <input type="radio"/> No <input checked="" type="radio"/>
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please circle Please initial 
Signature	date
	11-07-22.

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Please return this form along with any additional sheets / supporting information to : licensing@nfdc.gov.uk or post to

Licensing Manager
Licensing Services
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

Phone: 023 8028 5505

Representations must be made in writing and emailed or posted to Licensing Services. They may be amplified at the hearing or may stand in their own right. Additional points, which are not referred to in the original representation received during the 28 day period may not be referred to at the hearing. However if there are any additional documents that refer to the original matters that you wish to be included, these must be sent to Licensing Services at least 5 days before the hearing.



Planning and other issues

Unfortunately representations that concern traffic or parking cannot be accepted. This is because the licence holder cannot be held responsible for the use of the public highway outside of the premises. The licensing regime is separate from other local government functions including planning. If a premises licence is granted for the building this will not exempt the licence holder from having to obtain the necessary planning permission. We are therefore unable to accept representations that simply refer to the need for planning permission or refer to parking or an increase in traffic movements. These are issues that are considered when planning permission to use a building for an activity is considered.

It is recommended that representations are made on the following form.

Representation form for other persons

Full name Title **MR RICHARD W. TAYLOR**
Home address **"FYLLINGDALE", MINSTEAD SO43 7HA**
Email address [REDACTED]
Phone number [REDACTED]

Name of premises you wish to make a representation about **MINSTEAD LODGE**

Address of premises you wish to make a

representation about

Which of the four licensing objectives does your representation relate to?

Prevention of crime and disorder

(i) Please add full details of your concerns regarding the application and include any evidence to support your representation.

Please use separate sheets if necessary

Public safety

✓ Prevention of public nuisance

Protection of children from harm

This proposed change of use will result in the creation of a noisy environment and increased traffic in a confined area and affect the quality of life for people in the nearby area. Surely there are plenty of existing places that could be used for weddings & other functions. Very surprised that the "Minstead Trust" would seek this change of use.

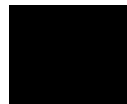
Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?

If yes – please give details below

No it is totalliy out of keeping with the area of confined housing.

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?

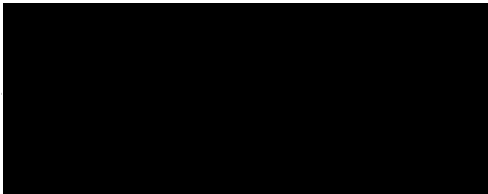


Yes No

Please circle

I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted) Please initial

Signature



date 11th July 2022.

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Please return this form along with any additional sheets / supporting information to : licensing@nfdc.gov.uk or post to

Licensing Manager
Licensing Services
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

Phone: [023 8028 5505](tel:02380285505)

Representation form for other persons

Full name	Imogen Taylor	Title	Mrs
Home address	North lodge, London Minstead. Minstead, Lyndhurst, SO43 7FT		
Email address			
Phone number			

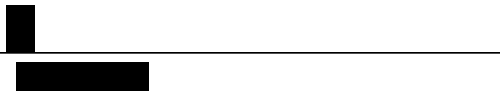
Name of premises you wish to make a representation about	Minstead Lodge
Address of premises you wish to make a representation about	Seamans Lane, Minstead, SO43 7FT

Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder		
Public safety		

<p>Prevention of public nuisance</p>		<p>The sale of alcohol for consumption on the premises will inevitably cause disturbance for the surrounding areas, this in turn would affect the calm and peaceful environment we currently have and as a result of enhanced noise and disturbance near us. Therefore, we are concerned about not being able to enjoy our gardens the way we should and also we don't want it to potentially disturb our sleep with events likely to be going on into the night.</p> <p>We are also concerned about individuals who have had a few too many coming down to the end of our road where we live, waiting for taxi's causing a nuisance when we have young children in our home.</p> <p>Where we are currently located right by a cattle grid to Minstead Lodge (their main entrance), we don't want increased traffic on this road, especially late at night on what could potentially be every weekend, as this would mean constant cars, who are often going too fast, going over the cattle grid which is already too loud as it is.</p>
<p>Protection of children from harm</p>		

**Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
If yes – please give details below**

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	Yes Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please initial ■
Signature	
	date 11/7/22

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Licensing Services
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA Phone: 023 8028 5505

Representation form for other persons

Full name	Peter George Farquhar Dibben	Title	Mr
Home address	Ivy Cottage Farm, Minstead, Lyndhurst, SO43 7FY		
Email address	[REDACTED]		
Phone number	[REDACTED]		

Name of premises you wish to make a representation about	Minstead Lodge
Address of premises you wish to make a representation about	Minstead Lodge, London Minstead, Minstead, Lyndhurst SO43 7FT

Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder	X	
Public safety	X	
Prevention of public nuisance	✓	Unfortunately, the terrace of Minstead Lodge is elevated above most of the surrounding properties which means sounds from it carries more easily. Our experience to date is that when parties are in progress, presumably with a licence, the volume and duration of this disturbance increases. We believe the management of the Lodge have been made aware but have noticed no resulting reduction in this nuisance. Our concern is that with daily year-round consent this will intrude further.
Protection of children from harm		

<p>Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns? If yes – please give details below</p>

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v02

If parties were inside and the terrace was not used this must reduce the noise nuisance.
--

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	Yes
	Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please initial
Signature	date
[REDACTED]	14/7/22

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Licensing Services
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

Phone: 023 8028 5505

4
v02

Representation form for other persons

Full name	J & F Sams-Dodd	Title	
Home address	Greenbrae, Lyndhurst Road, Minstead, SO43 7FX		
Email address	[REDACTED]		
Phone number	[REDACTED]		

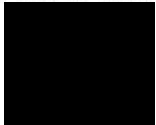
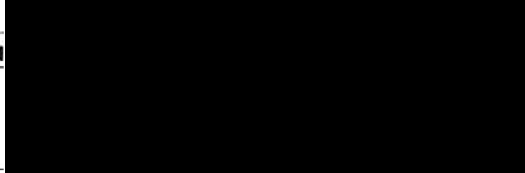
Name of premises you wish to make a representation about	Minstead Lodge,
Address of premises you wish to make a representation about	Seamans Lane, Minstead, SO43 7FT

Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder		
Public safety		
Prevention of public nuisance	✓	<p>At the moment, Minstead Lodge occasionally acts as the venue for weddings and this causes noise nuisance. This is without an alcohol license and it is only occasionally. If the Lodge is turned into a conference centre and wedding venue on a more permanent basis, and particularly, if an alcohol license is granted, the nuisance is likely to be even louder and more frequent. The drinking of alcohol is not compatible with enjoying The Forest and there is no need for conferences and weddings to take place inside the cattle grid area. The Forest is a national park and as such it should be shielded against excess use which does not specifically require the uniqueness of The Forest and can equally well take place elsewhere.</p> <p>We are deeply concerned about alcohol influenced people roaming through The Forest</p>

		and Minstead village at all times of the day/night both during the week and the weekend. Furthermore, even though the Lodge would claim that the events would take place indoors, past events have shown, that the noise level is still quite noticeable and a nuisance.
Protection of children from harm		

**Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
If yes – please give details below**

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	<input checked="" type="radio"/> Yes <input type="radio"/> No Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please initial 
Signature 	date 13/7 '22

Licensing Services privacy notice can be viewed on the Council's website at newforest.gov.uk/article/1716/Licensing-Services-privacy-notice



Representation form for other persons

Full name	Patricia Hobbs	Title	Mrs
Home address	Perry's Farm, London Minstead, Lyndhurst, Hampshire SO43 7FT		
Email address	[REDACTED]		
Phone number			

Name of premises you wish to make a representation about	Minstead Lodge
Address of premises you wish to make a representation about	Seamans Lane, Minstead, SO43 7FT

Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder		
Public safety		

<p>Prevention of public nuisance</p>	<p>✓</p>	<p>If alcohol is sold in line with the proposals of this application it will cause a great deal of disturbance to this very rural and tranquil environment - especially if loud music is also played. I have been disturbed many times already as the sound carries to my house from Minstead Lodge because of the elevated position of the lodge which makes it much more. The amount of cars using this very narrow road will also be a great nuisance and will inevitably add to the erosion of the banks either side of the road. I feel it would be a huge mistake to use Minstead Lodge for any kind of regular music or entertainment.</p>
<p>Protection of children from harm</p>		

**Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
 If yes - please give details below**

I would just want to reiterate that I believe these proposals will adversely affect Minstead and my property in particular as I live so close to the building.
 I feel it would be a huge public nuisance and would ruin the charm, character, rural nature and peaceful environment of this part of the New Forest National Park. This is a precious haven of peace and rural life that I feel should be protected at all costs.

--

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	Yes No
	Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please initial [Redacted]
Signature	date
[Redacted]	13/7/22.

Licensing Services privacy notice can be viewed on the Council's website at newforest.gov.uk/article/1716/Licensing-Services-privacy-notice

Please return this form along with any additional sheets / supporting information to : licensing@nfdc.gov.uk or post to

Licensing Manager
Licensing Services
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

Phone: 023 8028 5505

Representations must be made in writing and emailed or posted to Licensing Services. They may be amplified at the hearing or may stand in their own right. Additional points, which are not referred to in the original representation received during the 28 day period may not be referred to at the hearing. However if there are any additional documents that refer to the original matters that you wish to be included, these must be sent to Licensing Services at least 5 days before the hearing.

Planning and other issues

Unfortunately representations that concern traffic or parking cannot be accepted. This is because the licence holder cannot be held responsible for the use of the public highway outside of the premises. The licensing regime is separate from other local government functions including planning. If a premises licence is granted for the building this will not exempt the licence holder from having to obtain the necessary planning permission. We are therefore unable to accept representations that simply refer to the need for planning permission or refer to parking or an increase in traffic movements. These are issues that are considered when planning permission to use a building for an activity is considered.

It is recommended that representations are made on the following form.

Representation form for other persons

Full name Title **MRS KICKI SALMON & MR JOHN SCOTT**
Home address **'HARTINGS' SEAMANS LANE. MINSTEAD.**
Email address [REDACTED]
Phone number [REDACTED]

Name of premises you wish to make a representation about

MINSTEAD LOOSE.

See over

Address of premises you wish to make a representation about

MINSTEAD LOOSE, SEYMANS LANE
LONDON MINSTEAD

Which of the four licensing objectives does your representation relate to?

(U) Tick Please add full details of your concerns regarding the application and include any evidence to support your representation.

Please use separate sheets if necessary

Prevention of crime and disorder

Public safety

ALSO!

Prevention of public nuisance

✓ THIS VILLAGE LOCATION - RESIDENTIAL IS UNSUITABLE FOR GRANTING AN ALCOHOL LICENCE. WE CONSIDER IT A MATTER OF CAUSING A PUBLIC NUISANCE.

BOTH NOISE AND QUANTITY OF VISITORS DAY AND/OR NIGHT

FURTHERMORE; TINY UNKEPT VILLAGE ROAD WHERE LICENCE APPLIED FOR IS COLLAPSING, DANGEROUS AND WINDING.. ALSO A PUBLIC SAFETY ISSUE

Protection of children from harm



Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
If yes – please give details below

No NONE

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

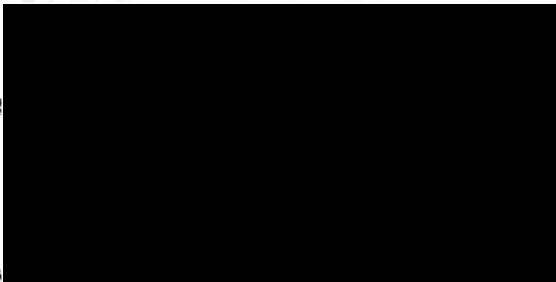
Will you be prepared to attending a hearing?

Yes No

Please circle
Please initial

I acknowledge that my representation will form part of a public document at a hearing,
(personal telephone numbers, email addresses and signatures will be redacted)

Sig



date 12.7.22

Licensing Services Council's website at
newforest.gov.uk/article/1716/Licensing-Services-privacy-notice

Please return this form along with any additional sheets / supporting information to :
licensing@nfdc.gov.uk or post to

Licensing Manager
Licensing Services
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

From: [REDACTED]
To: [Licensing e-mail address](#)
Subject: Re: Application: Grant of Premises Licence (S17) Ref: LICPR/22/12853 - Minstead Lodge
Date: 18 July 2022 16:09:01

You don't often get email from minsteadclerk@gmail.com. [Learn why this is important](#)

Dear Christa,

Just a clarification on our previous response, we would appreciate this version of words being used.

Minstead Parish Council discussed this application at the parish council meeting on 4th July, we are responding on behalf of nearby parishioners and express our concerns about the possible public nuisance caused by noise from planned functions. Given previous experience from the limited licences granted for adhoc events we are concerned that a licence for all day, every day sale of alcohol could cause public noise nuisance to surrounding rural properties. We are also concerned that these people have not been effectively consulted or advised of the plans.

Regards,

Barry

Barry Mollett
Clerk and RFO to Minstead Parish Council
Tel [REDACTED]
Email [REDACTED]

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On Mon, 18 Jul 2022 at 14:47, Barry Mollett [REDACTED] > wrote:

Dear Christa,

Minstead Parish Council discussed this application at the parish council meeting on 4th July, we are responding on behalf of nearby parishioners and express our concerns about the possible public nuisance caused by noise from planned functions. Given previous experience from the limited licences granted for adhoc events we are concerned that a licence for all day, every day events will cause public noise nuisance to surrounding rural properties. We are also concerned that these people have not been effectively consulted or advised of the plans.

Regards,

Barry

Barry Mollett
Clerk and RFO to Minstead Parish Council
Tel [REDACTED]
Email [REDACTED]

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Representation form for other persons

Full name	Paul and Jennifer Bakewell	Title	MR&MRS
Home address	Field House Football Green Minstead SO43 7FR		
Email address	[REDACTED]		
Phone number	[REDACTED]		

Name of premises you wish to make a representation about	Minstead Lodge
Address of premises you wish to make a representation about	Minstead Lodge Seamans Lane Minstead SO43 7FT

Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder	Tick	<p>So far as we are aware , Minstead Lodge does not have the required planning permission , building regulation approval or fire regulation approval for use as a wedding and conference venue . We live next door to the Lodge , and front one of the public roads giving access to the Lodge (Football Green) , and we have seen fire engines called to the Lodge on numerous occasions . We can only think that an alcohol licence would increase the fire risk . The Lodge is an old Victorian (if not older) building , and for this reason would be more susceptible to fire .</p> <p>Whilst most people are responsible , inevitably some will drive away from the premises having consumed alcohol . That can only increase the risk of drink diving offences occurring on narrow roads over which Forest animals roam and have priority .</p> <p>The drainage and sewerage provision at the premises may be sufficient for its current needs , but was installed some years ago . The increased effluent caused by the proposed use of the</p>

		premises is likely to result in effluent pollution of the area's grounds and water courses , which are situated in the National Park , and which are Sites of Special Scientific Interest .
Public safety	Tick	<p>The risks from people leaving the premises late at night on narrow country lanes , having consumed alcohol , and the increase in traffic generally resulting from the proposed use of the premises would greatly increase the danger to the public and the Forest animals alike .</p> <p>If the premises have insufficient provision for dealing with the increase of effluent , this would cause a risk to public health from pollution to the ground and water courses .</p>
Prevention of public nuisance	Tick	<p>The Lodge is situated on the top of a hill , and surrounded by at least twenty residential houses . Another eighty are within earshot . We have lived next door to the Lodge since 1982 , and have enjoyed a harmonious and peaceful relationship . Inevitably some of the Lodge's activities have disturbed us , such as garden fetes , parties and other social gatherings , but we understand and</p>

		<p>support those activities because we have appreciated and supported Minstead Trust's work, aims and objectives.</p> <p>However we have been significantly disturbed by the weddings which have recently taken place . We understand that some of our neighbours have objected directly to the Trust . Unfortunately the noise and light pollution have been excessive , and made it difficult to enjoy our homes and gardens .</p> <p>If the alcohol licence is granted we are faced with the possibility of weddings and other events taking place at all hours of the day and evening , every day of the week .</p> <p>If the licence is granted , this would result in a substantial public nuisance .</p>
<p>Protection of children from harm</p>	<p>Tick</p>	<p>We are not certain of the ages of the current residents , but we know that they have special needs and learning disabilities . Whilst they may not be under the age of 18 , some will be vulnerable young adults . We understand that the activities provided at the Lodge for these people will continue during the daytime , and hence during some of the hours for which the alcohol licence is applied . Further we understand that some of these vulnerable people will remain resident in nearby housing on the Lodge's premises . Weddings and other events at which alcohol is consumed would be wholly inappropriate in the vicinity of such people , and would not be conducive to their health and wellbeing .</p>




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**Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
If yes – please give details below**

**We appreciate the Trust’s need to generate income , but their activities must be in harmony with their neighbours , the village of Minstead and the surrounding area .
We could agree to a limited number of weddings and events , with an alcohol licence limited to three days a week , finishing at 9pm , with “drinking up” time limited to 15 minutes .
Before an alcohol licence is granted , we would think that you , as the Licensing Authority , would want to make sure that the premises were suitable as a weddings and events venue . We suggest that the application is withdrawn until the Trust has obtained all requisite planning permissions , building regulation consents , and fire and health and safety permissions for the Lodge as a building suitable for these purposes .**

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	Yes
---	------------

I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please circle Please initial 
Signature 	date
	12/07/2022

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Please return this form along with any additional sheets / supporting information to : licensing@nfdc.gov.uk or post to

Licensing Manager
 Licensing Services
 Appletree Court
 Beaulieu Road
 Lyndhurst
 SO43 7PA

Phone: 023 8028 5505

Representation form for other persons

Full name	Alan Ferguson	Mr	
Home address	Hurdles, Lyndhurst Rd, Minstead, Lyndhurst SO43 7FX		
Email address	[REDACTED]		
Phone number	[REDACTED]		

Name of premises you wish to make a representation about	Minstead Lodge
Address of premises you wish to make a representation about	Seamans Lane, Minstead SO43 7FT

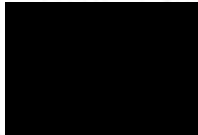
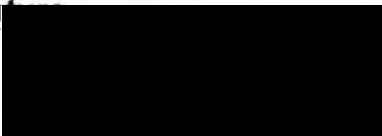
Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder		
Public safety		

Prevention of public nuisance	✓	I believe that the frequency and hours sought in this licence application are excessive for this premises which is in a semi-rural quiet residential area on the edge of the tranquil New Forest village of Minstead. If this application is granted and alcohol is sold during the number of hours proposed it will cause disturbance to the neighbourhood, whether in connection with a wedding or any other event. These sorts of events will result in excessive noise and much more traffic at unsociable hours and cause a Public Nuisance, not just to myself but to a great many residents in the locality.
Protection of children from harm		

**Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
If yes – please give details below**

While appreciating Minstead Trust’s need to raise funds, I urge the Council to limit the frequency and hours when alcohol can be supplied or sold on this premises from those proposed to levels more appropriate to the neighbourhood. I suggest that 2 or 3 days a week maximum would be appropriate and that sale or supply should cease by 22.00.

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	<input checked="" type="radio"/> Yes <input type="radio"/> No Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please initial 
Signature	date
	19 July 2022

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Licensing Manager
 Licensing Services
 Appletree Court
 Beaulieu Road
 Lyndhurst
 SO43 7PA

Phone: 023 8028 5505

Representation form for other persons

Full name

Celia Irene Stanwyck

Title

Mrs

Home address

Brock Farm, Football Green, Minstead, SO43 7FR

Email address

XXXXXXXXXX

Phone number

XXXXXXXX

Name of premises you wish to make a representation about

Minstead Lodge

Address of premises you wish to make a representation about

Seaman's Lane, Minstead.

Which of the four licensing objectives does your representation relate to?

Please add full details of your concerns regarding the application and include any evidence to support your representation.

Please use separate sheets if necessary

Prevention of crime and disorder

Minstead Trust is a Charity concerned with caring and training adults with learning disabilities.

Minstead Lodge is a Residential College and Day Training Centre owned by Minstead Trust.

I feel that having alcohol available on the premises is inappropriate given the nature of the Trust's work.

My concerns are for the safety and wellbeing of the students - there will be unknown members of the public drinking alcohol and mixing with vulnerable people in and around the manor house, gardens, workshops and grounds.

Public safety

Again I am concerned for the students at the Lodge but, also, the residents and Forest animals at risk from extra traffic and late night driving along the village roads.

I have also been made aware of the potential high fire risk of the property itself. I believe that the main reception rooms are wood panelled and the main staircase is wood which is potentially very worrying. Celebration events with alcohol and candles.

Prevention of public nuisance

The siting of the Lodge on the top of a hill means that the noise from events - any event - carries a long way.

Many residents and properties are effected by this noise.

My family has lived here for over 20 years and have in the past tolerated the occasional noisy celebration in the interest of neighbourly harmony and appreciation of what Minstead Trust stands for.

This application for a 7 day a week 10 am - 10 or 10.30 pm license is just unacceptable.

Recently, 7th. May, '22, having had a full day of shrieking children, shouting, cheering, clapping and music thumping away, I finally rang the Lodge around 10.30 pm to complain - needless to say no one picked up the phone so we just had to wait it out until the revellers went home. Over 12 hours of stress and upset - noise and music booming out on a beautiful day and evening when we all wanted to relax and enjoy our homes and gardens.

This invasion into and the spoiling of the Lodge's neighbours' lives - making them shut their doors and windows to muffle the row and preventing them from enjoying their own gardens with friends in peace is simply not fair.

Potentially, this could be happening 7 days a week.

Protection of children from harm

I believe I am right in saying that the students at Minstead Lodge are all over 18 years old but, they do have learning disabilities which I understand makes them still vulnerable.

My concerns are as above - potential situations with members of the public who have been drinking.

Also, the disruption to their lives and the all invasive noise.

Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?

If yes – please give details below

No - I believe that the very nature of Minstead Trust's purpose is in conflict with the opening of their facilities to un-vetted members of the public who will have, in many cases been drinking to excess.

Even if the suggestions is that events will be held inside - there is no air-conditioning in the Lodge, and their advertising highlights the gardens and grounds - the doors will be opened and immediately, the revellers and noise will spill outside.

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?

Yes

Please circle

I acknowledge that my representation will form part of a public document at a hearing,

(personal telephone numbers, email addresses and signatures will be redacted)

 **Please initial**

Signature

date



17th., JULY, 2022

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Please return this form along with any additional sheets / supporting information to : licensing@nfdc.gov.uk or post to

Representation form for other persons

Full name	Simon and Vicky Fisher	Title	Mr & Mrs
Home address	Woodman Cottage, Manor Park, Minstead, SO43 7FY		
Email address			
Phone number			

Name of premises you wish to make a representation about	Minstead Lodge
Address of premises you wish to make a representation about	Minstead Lodge Seamans Lane Minstead SO43 7FT

Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder	Yes	As a wedding Venue, large weddings can be 300 people. So about 150 cars and associated catering lorries. From the application possibly daily even two on one day. WE already get traffic jams in the small single track lanes in Minstead. People get very angry when 50 cars meet and are unable to clear the road, disorder will happen. Damage to cars and legally parked cars in the area. Abuse of residents. We intend to buy a house just along the road from Minstead Lodge and are very concerned.
Public safety		There are NO pedestrian walkways on any of the access roads. As per government policy we are all walking along the single-track road with no verge even to safely get off to allow a car or lorry to pass. Pedestrians will be injured directly because of the increased traffic


Prevention of public nuisance		Noise will be excessive and intrusive on the quiet forest village.
Protection of children from harm		We are not certain of the ages of the current residents, but we know that they have special needs and learning disabilities. Whilst they may not be under the age of 18 , some will be vulnerable young adults. We understand that the activities provided at the Lodge for these people will continue during the daytime, and hence during some of the hours for which the alcohol licence is applied. Further we understand that some of these vulnerable people will remain resident in nearby housing on the Lodge's premises. Weddings and other events at which alcohol is consumed would be wholly inappropriate in the vicinity of such people, and would not be conducive to their health and wellbeing .

**Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
If yes – please give details below**

**We appreciate the Trust's need to generate income, but their activities must be in harmony with their neighbours, the village of Minstead and the surrounding area
We could agree to a limited number of weddings and events , with an alcohol licence limited to three days a week, finishing at 9pm, with "drinking up" time limited to 15 minutes
Before an alcohol licence is granted, we would think that you, as the Licensing Authority, would want to make sure that the premises were suitable as a weddings and events venue. We suggest that the application is withdrawn until the Trust has obtained all requisite planning permissions , building regulation consents, and fire and health and safety permissions for the Lodge as a building suitable for these purposes .**

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	Yes No
---	---------------

	Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	<input type="checkbox"/>
Signature	date
	19 th July

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Please return this form along with any additional sheets / supporting information to : licensing@nfdc.gov.uk or post to

Licensing Manager
Licensing Services
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

Phone: 023 8028 5505

Representation form for other persons

Full name	Darren McCullough	Title	Mr
Home address	Park gate Cottage, Minstead, SO43 7FY		
Email address			
Phone number			


Name of premises you wish to make a representation about	Minstead Lodge
Address of premises you wish to make a representation about	Seaman's Lane, Minstead, SO43 7FT

Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder		
Public safety		
Prevention of public nuisance	✓	<p>The application is in a very quiet unspoilt rural area of the national park very close to where we live, and I believe that granting this licence will disrupt the tranquillity significantly throughout the day and late into the evening.</p> <p>A Party destination hosting weddings and celebrations - potentially seven days per week, would greatly impact on local resident's quiet enjoyment of their own properties.</p> <p>Noise travels a significant distance in a rural area and we have already been disturbed by events at the venue.</p>

Protection of children from harm		

<p>Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns? If yes – please give details below</p>

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	No
	Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	<input checked="" type="radio"/>
Signature	date
	19.07.2022

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Licensing Manager
Licensing Services
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA
Phone: 023 8028 550



From: [REDACTED]
Subject: Re: Minstead Lodge
Date: 18 Jul 2022 at 14:40:07
To: [REDACTED]

Sent from my iPad

On 18 Jul 2022, at 11:18, Terry Tupper [REDACTED] wrote:

Hi

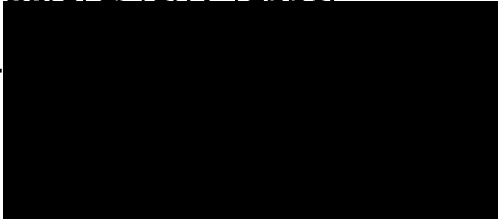
We are Carol & Terry Tupper who live at Suters Cottage London Minstead and like our neighbours we have serious concerns about the impact it will have on us and many others here if the application is approved not only the people that live close to the Lodge with the noise but the extra traffic impact it will have on village on the road getting to there and leaving. Even the occasional functions that they have now are quite loud and we are at the bottom of the village so certainly it would affect us if it were on a regular basis and late at night.

From the A337 up to Minstead Lodge the road is already in a serious state of disrepair due to the volume of traffic mostly going to the Lodge with speeding both in the morning and evening a regular occurrence. Last year we witnessed an accident where a car forced a cyclist off the road and into a ditch due to the edge of the tarmac completely eroded away with a drop of six to eight inches in places and I reported this to Hampshire Highways at Winchester who wanted more information and photographs which has now been given to them. It is now almost impossible for us and our grandchildren to safely cycle up and down the road and any increase in traffic is certainly going to make things worse.

It is stated that it is going to be used for weddings and celebrations which will inevitably mean very loud music until late and then the noise of all the people leaving and the question I would ask is would the people who are involved in approving this application give go ahead if they were resident here, I doubt it so please have consideration the people that do as many here are badly affected.

We moved to Minstead 22 years ago because it was a lovely peaceful place and still is so surely the priority must be about the residents and would add we are completely supportive and in favour of the Lodge being used for the right reasons as it has been for many years.

Carol & Terry Tupper



17/22

18/7/22

Full name	Peter Tyrrell	Title	Mr
Home address	Windrush, Seamans lane, Minstead. SO43 7FU		
Email address	[REDACTED]		
Phone number	[REDACTED]		

Name of premises you wish to make a representation about	Minstead Lodge
Address of premises you wish to make a representation about	Seamans lane, Lyndhurst SO43 7FT

Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder		
Public safety		



<p>Prevention of public nuisance</p>	<p>√</p>	<p>My wife and I believe that if this application is granted and alcohol is served during the number of hours proposed it will inevitably cause disturbance. Minstead is a quiet village and the peace that we enjoy in our gardens, especially during the summer, would be lost if this proposal were granted.</p>
<p>Protection of children from harm</p>		

**Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
If yes – please give details below**

Bearing in mind the use that this liquor licence would be associated with I consider these premises, in this location, wholly unsuited to be given a licence to sell alcohol.

--

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	<input checked="" type="radio"/> Yes <input type="radio"/> No
	Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	
Signature	date
	20/7/2022

Licensing Services privacy notice can be viewed on the Council's website at

Please return this form along with any additional sheets / supporting information to :
or post to

Licensing Manager
 Licensing Services
 Appletree Court
 Beaulieu Road
 Lyndhurst
 SO43 7PA

Phone: 023 8028 5505



Representation form for other persons

Full name	DAVID GEOFFREY OWEN BROWN	Title	MR.
Home address	TWO PICTURES, LONDON MINSTEAD LYNDHURST, SO437FT		
Email address	[REDACTED]		
Phone number	[REDACTED]		

Name of premises you wish to make a representation about	MINSTEAD LODGE SEAMANS LANE MINSTEAD SO437FT
Address of premises you wish to make a representation about	MINSTEAD LODGE SEAMANS LANE MINSTEAD SO437FT

Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder		
Public safety		

Prevention of public nuisance	✓	PLEASE ATTACHED SHEET FOR COMMENTS
Protection of children from harm		

**Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
If yes – please give details below**

GRANT OF PREMISES LICENCE 517 MINSTEAD LODGE SEAMANS LANE, MINSTEAD SO43 7FT

APPLICANT –MINSTEAD TRUST.

The following remarks refer to the above mentioned Premises Licence Application but which I believe cannot be taken in isolation from the apparent future plans of Minstead Trust for the transfer of existing Residents from Minstead Lodge to a recently acquired property in Lyndhurst, thereby paving the way for Minstead Trust to change the use of Minstead Lodge to a Conference, Party and Wedding venue allowing scope for multiple events throughout a year.

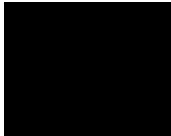

The granting of a Premises Licence in order to ultimately support daily opening between 9.00 and 24.00 hours will inevitably and eventually lead to huge disruptions and intrusions to the rights of neighbours and local community to exist in a peaceful environment in which to quietly enjoy their homes and gardens. May I suggest that the imbibing of alcohol within large groups of people could lead to reduced consideration for the peace of nearby residents.

The sources of these intrusions will surely arise from the loud music emanating and spilling out of Minstead Lodge late at night, and from the traffic noise when guests leave the premises quite probably as late as midnight which will particularly and additionally disturb those neighbours who live near to and right next to the cattle grid north and south entrances. Indeed some neighbours already are being disturbed by the noise from the limited number of Weddings which take place at present.

I therefore object to the granting of this Premises Licence on the basis of Public Nuisance.

It is with sadness that I do so because I understand their need to raise funds and because over countless years Minstead Trust have carried out their wonderful work from Minstead Lodge in a quiet ,considerate manner thereby creating an excellent relationship with the local community.

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	Yes <input type="radio"/> No <input checked="" type="radio"/>
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please circle Please initial 
Signature	date
	18 th JULY 2022

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Licensing Services
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

Phone: 023 8028 5505

From: Becky <[REDACTED]>
 Sent: 20 July 2022 18:48
 To: Licensing e-mail address <Licensing@NFDC.gov.uk>
 Subject: From Mr and Mrs Marston

You don't often get email from [REDACTED] [Learn why this is important](#)

Licensing manager

Please see below form with regards to Minstead Lodge

Representation form for other persons

Full name	MR + MRS MARSTON REBECCA + LEE MARSTON	Title	MR/MRS
Home address	BARNES, FOOTBALL QUEEN, MINSTAD SCL3 3FK		
Email address	[REDACTED]		
Phone number	[REDACTED]		
Name of premises you wish to make a representation about	MINSTEAD LODGE		
Address of premises you wish to make a representation about	MINSTEAD LODGE LONDON MINSTEAD SCL3 3FK		
Which of the four licensing objectives does your representation relate to?	(<input checked="" type="checkbox"/>) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary	
Prevention of crime and disorder	<input checked="" type="checkbox"/>	Concern over alcohol being consumed, & drink driving offences could occur, with risk to children, livestock who roam free.	
Public safety	<input checked="" type="checkbox"/>	No street lights, pavements, narrow lanes.	

Prevention of public nuisance	✓	We have already experienced noise disturbance. Newcastle Lodge is located on top of the hill so noise travels eastward easily.
Protection of children from harm	✓	Increased traffic.

Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
If yes - please give details below

A limited number of weddings & events with a earlier finishing time.

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	<input checked="" type="radio"/> Yes <input type="radio"/> No Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please initial [Redacted]
Signature	date
[Redacted]	20/07/22.

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Licensing Services
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

Phone: 023 8028 5505

From: Becky [REDACTED]
 Sent: 20 July 2022 18:50
 To: Licensing e-mail address <Licensing@NFDC.gov.uk>
 Subject: Mr Frost

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Licensing manager

Please see below form from Mr Frost in regards to Minstead Lodge

Representation form for other persons

Full name	ANTHONY FROST	Title	MR
Home address	HUNTERS BROOK, LINDHURST RD, MINSTEAD SOUS 7FX		
Email address	[REDACTED]		
Phone number	[REDACTED]		
Name of premises you wish to make a representation about	MINSTEAD LODGE, LONDON MINSTEAD SO13 7FT.		
Address of premises you wish to make a representation about			
Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary	
Prevention of crime and disorder	✓	ALCOHOL BEING CONSUMED ON PROPERTY COULD LEAD TO DRINK DRIVING OFFENCES IN AN AREA WITH LIMITED STREET LIGHTING + DEER ROAMING ANIMALS.	
Public safety	✓	NO STREET LIGHTING, NARROW LANES + NO PAVEMENTS.	

3

Prevention of public nuisance ✓	THE NOISE FROM MINSTEAD LODGE TRAVELS VERY EASILY ESPECIALLY AT NIGHT.
Protection of children from harm ✓	INCREASE IN VISITORS + SO ALSO TRAFFIC PRESENT ON NARROW LANES.

Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
 If yes – please give details below

[Faint, illegible handwritten text in a large empty box]

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	<input checked="" type="radio"/> Yes <input type="radio"/> No
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please circle Please initial [Redacted]
Signature	date
[Redacted]	22/07/22

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Licensing Services
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

Phone: 023 8028 5505

From: Becky [REDACTED]
 Sent: 20 July 2022 18:51
 To: Licensing e-mail address <Licensing@NFDC.gov.uk>
 Subject: Penelope Cawte & Brian Brown

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Licensing manager

Please see below form in relation to Minstead Lodge

Representation form for other persons

Full name	PENelope CAWTE BRIAN BROWN		Title	MRS MR
Home address	ROWAN COTTAGE, FOOTBALL GREEN, MINSTEAD, SO43 7FR			
Email address	[REDACTED]			
Phone number	[REDACTED]			
Name of premises you wish to make a representation about	MINSTEAD LODGE			
Address of premises you wish to make a representation about	MINSTEAD LODGE LONDON MINSTEAD MINSTEAD SO43 7FR			
Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary		
Prevention of crime and disorder	✓	If licence is granted to consume alcohol + drive away from venue, could cause a drink driving offence especially as animals roam over open forest + lanes -		
Public safety	✓	No street lights, pavements + narrow lanes - Open Forest -		

3
v02

Prevention of public nuisance	✓	Munstend hedge is on top of a hill + noise travels - especially at night
Protection of children from harm		

Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
If yes - please give details below

The Trust could have a limited number of Weddings or Events that could finish at approx 9-30pm.
Possible Events every night of the week is not really acceptable ~

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	Yes <input type="radio"/> No <input checked="" type="radio"/>
I acknowledge that my representation will form part of a public document at a hearing. (personal telephone numbers, email addresses and signatures will be redacted)	Please circle Please initial [Redacted]
Signature [Redacted]	date 20-7-22 20-7-22

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Licensing Services
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

Phone: 023 8028 5505

Representation form for other persons

Full name	Joanne Vaughan	Title	Mrs
Home address	Williams Hill House, Mill Lane, Minstead, SO43 7FP		
Email address	[REDACTED]		
Phone number	[REDACTED]		

Name of premises you wish to make a representation about	Minstead Lodge
Address of premises you wish to make a representation about	Seaman's Lane Minstead SO43 7FT

Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder	✓	<p>Alcohol licence 7 days per week from 10am - 23.00/23.30 for a party venue will have people drinking and the risk of drunk and disorderly is great. Drunk party goers leaving the venue up until midnight then driving on the tiny roads is inevitable. Seamans Lane is a tiny single width road, with blind bends, hidden driveways and wild animals.</p> <p>With drink, follows crime, many more strangers arriving into the village, our villagers are always striving to make our village safer for all, not more of a high risk.</p>

<p>Public safety</p>	<p>✓</p>	<p>Minstead Lodge is situated on a single width village lane. The lane is single width, lined with trees, and has many hidden driveways to private homes. In both directions along Seaman’s Lane in order to get to Minstead Lodge there are several blind bends, and narrow passing places for cars. Many people cycle and walk in the village – throughout the day and night and having a licenced or indeed a party venue will be of great risk. Increasingly the traffic levels in this area is dangerous.</p> <p>Wild animals roam the village, again visitors are not aware of how the forest differs from anywhere else.</p>
<p>Prevention of public nuisances</p>	<p>✓</p>	<p>We live in a National Park, which is renowned for peace, quiet and tranquility. We have lived in Minstead for 18 years and feel very passionate about living in such a wonderful peaceful New Forest Village. Minstead is a quiet, peaceful, natural village, and that is how we would like it to stay.</p> <p>The change of use of Minstead Lodge is of major concern to us as residents of Minstead, on many different levels. I believe the change of use and alcohol license will indeed go against every section of your Licensing Objectives.</p> <p>Minstead Lodge should not be allowed permission to ruin the village, with change of use to a “Party Venue” offering events throughout the year from 9-00 to 23.00/23.30.</p>

	<p>1.Noise When groups of people attend venues, for whatever event type, for example meetings, conferences, celebrations and weddings they create noise. The larger the group the worse the noise level is. Noise travels a large distance, especially in such a quiet village, therefore this noise pollution will majorly impact our quality of life. Minstead is a very quiet village, no ambient noise, no other major pollution factor. I understand the Trust are saying that Weddings for example will be conducted indoors, the inevitable will happen with people spilling outdoors and in good weather the ceremonies also would be moved outdoors. How unfair is that for the local residents, noise, amplified music and speaking totally unacceptable.</p> <p>2.Traffic Seaman’s Lane is a single car width road, with many blind bends and hidden driveways. With more people using the Lane, visitors not knowing the Lane, this is dangerous. Also, this is a major disruption for the residents living on the Lane and surrounding roads to have lots of traffic all day and night using the Lanes. Noise, car pollution, strangers unfamiliar with the area, will cause accidents and unnecessary strain on the locals. If party goers leave the venue at 24.00, the traffic noise will continue into the early hours, again totally unacceptable.</p> <p>3.Alcohol Licence I believe this would be a total disaster for our village. Minstead Trust are applying for alcohol licence from between the hours of 10.00-23.00 four days a week, then until 23.30 for the other 3 days. This is totally unacceptable and shows what they are truly trying to achieve. Within a setting of a party venue, with all day alcohol there are many reasons why it is such a bad idea. Noise levels again would rise, people drinking alcohol make more noise, the risk of people drink driving from a remote venue where there is no public transport and indeed is difficult to get a taxi, driving on the tiny lane is a nightmare.</p>
--	--

		<p>4. Amplified Music/Sound</p> <p>At any event, whether conference, party, wedding etc, they have amplified sound. Amplified sound is a real problem, when we live in such a quiet village. Listening to music, speeches, and general party sounds when you want to relax in your garden is totally unacceptable and indeed a public nuisance.</p> <p>We live several miles from the Activity Centre, however, when they host weddings, which is most weekends in the Summer, we can hear every single track they play, every speech they make and we have complained to them several times. They also say the events are held indoors, they are not always and indeed windows and doors are opened and the noise travels the village.</p> <p>It is a real problem.</p>
<p>Protection of children from harm</p>	<p>✓</p>	<p>Children walk, ride bicycles within the village. The children will indeed be returning from school, whilst the premises are still serving alcohol and many more cars will be using the tiny lanes, in which the children are walking home from school, or indeed cycling or walking in the evening. This is dangerous for our children.</p>

**Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
If yes – please give details below**

Not to be granted a change of use to the proposed description, and not to be allowed to have an alcohol licence at all.

The change from residential to Party Venue.

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	Yes Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please initial ■
Signature	date
■	20/7/2022

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Full name	MATTHEW HURST	Title	MR
Home address	MUFFINS, WOODSIDE, MINSTEAD, SO43 7EB		
Email address	[REDACTED]		
Phone number			

Name of premises you wish to make a representation about	MINSTEAD LODGE
Address of premises you wish to make a representation about	MINSTEAD LODGE, MINSTEAD LINDHURST, HAMPSHIRE

Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder		Potential increase of risk of unsociable behaviour in area.
Public safety		Existing users of highway network at greater risk of accidents if visitors been consuming alcohol. More vehicles on roads.
Prevention of public nuisance		Concerns about impact on amenity of area of events where alcohol served

From: Matt Hurst [REDACTED]
Sent: 21 July 2022 17:22
To: Licensing e-mail address <Licensing@NFDC.gov.uk>
Subject: Re: Minstead Lodge Obj

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi Kelly
☺


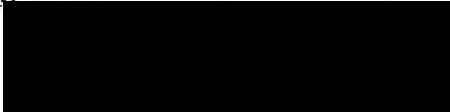
Sorry it was just the following words to add to the end of the statement box saying 'prevention of public nuisance'

'Where alcohol served All day and into the evening'

Regards

Matt

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	Yes <input type="radio"/> No <input checked="" type="radio"/>
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please circle Please initial 
Signature	date
	21-07-2022

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Licensing Services
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

Phone: 023 8028 5505

Representation form for other persons

Full name	Hilary Bates	Title	Mrs
Home address	Wisteria Cottage, Minstead, Lyndhurst, SO437FX		
Email address	[REDACTED]		
Phone number	[REDACTED]		

Name of premises you wish to make a representation about	Minstead Trust
Address of premises you wish to make a representation about	Minstead Lodge Seamans Lane Minstead SO437FT

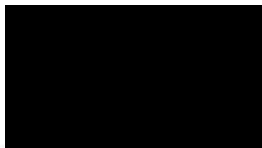

Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder		
Public safety		

<p>Prevention of public nuisance</p>	<p>(✓)</p>	<p>The grant of an alcohol licence will result in a public nuisance to myself and the residents of Minstead, on the following grounds:-</p> <p>The location is a quiet village with residential housing extremely close by and this application will inevitably result in noise nuisance from the venue.</p> <p>The licence will inevitably result in increased late night noise from traffic leaving the venue late at night.</p> <p>A business which will involve late at night drinking of alcohol is not compatible with this location.</p> <p>Where alcohol is involved, the possibility for inappropriate behaviour is increased.</p>
<p>Protection of children from harm</p>		

**Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
If yes – please give details below**

No

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	Yes
	Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please initial 
Signature	date
	20/7/2022

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 SO43 7PA

Phone: 023 8028 5505

Representation form for other persons

Full name	Denis Bates	Title	Mr
Home address	Wisteria Cottage, Minstead, Lyndhurst, SO437FX		
Email address	[REDACTED]		
Phone number	[REDACTED]		

Name of premises you wish to make a representation about	Minstead Trust
Address of premises you wish to make a representation about	Minstead Lodge Seamans Lane Minstead SO437FT

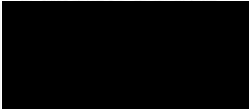
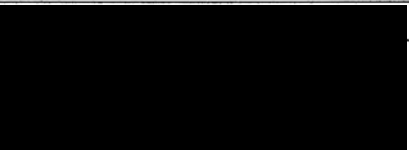
Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder		
Public safety		

<p>Prevention of public nuisance</p>	<p>(✓)</p>	<p>The grant of an alcohol licence will result in a public nuisance to myself and the residents of Minstead, on the following grounds:-</p> <p>The location is a quiet village with residential housing extremely close by and this application will inevitably result in noise nuisance from the venue.</p> <p>The licence will inevitably result in increased late night noise from traffic leaving the venue late at night.</p> <p>A business which will involve late at night drinking of alcohol is not compatible with this location.</p> <p>Where alcohol is involved, the possibility for inappropriate behaviour is increased.</p>
<p>Protection of children from harm</p>		

**Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
If yes – please give details below**

No

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	Yes Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please initial 
Signature 	date
20/7/2022	

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Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

Phone: 023 8028 5505

Representation form for other persons

Full name	Naomi Jayne Harte	Title	Mrs
Home address	Merrie Orchard, Football Green, Minstead, SO43 7FR		
Email address			
Phone number			

Name of premises you wish to make a representation about	Minstead Lodge
Address of premises you wish to make a representation about	Minstead Lodge, Football Green, Minstead

Which of the four licensing objectives does your representation relate to?	(√) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder		Concerns of alcohol related disorder
Public safety		
Prevention of public nuisance		I strongly object to this application as a nuisance to the local residents and village. Please see separate sheet.
Protection of children from harm		

Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns? If yes – please give details below
No


Full details of my concerns:

Seaman’s Lane and Football Green are single-carriageway ‘roads’ and often blocked by ponies and cows and as such are manifestly unsuitable for the levels of traffic which would be associated with this change of use. As a quiet backwater of the Forest, bringing in parties, who understandably would want to enthusiastically celebrate the wedding they are attending, it seems a totally inappropriate use of what has, to date, been a location for quiet, charitable work.

This change of use has already impacted the neighbourhood with late night noise and disturbance which is wholly unacceptable. The Lodge website is already advertising itself as available for ‘drinks receptions’, this is prior to actually obtaining an alcohol license. Change of use to an alcohol serving venue will completely change the character and social compliance of the Lodge. Alcohol allowance undoubtedly will attract a wider market and later partying, more traffic and undeniably more noise. All of the roads surrounding the Lodge are completely unlit and party/wedding guests leaving in cars or minibuses in the dark will be a danger to not only the commoning stock but also locals returning home or walking on summer evenings.

The Lodge residents have been very much part of the community and it is a great shame to learn that they are now being relocated in order to trade as a full-time wedding and conference venue.

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	Yes No Yes Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	<input checked="" type="radio"/>
Signature	date
	21.07.22

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Licensing Manager
Licensing Services
Appletree Court
Beaulieu Road Lyndhurst SO43 7PA

Representation form for other persons

Full name	Sophie-Jane Stanwyck	Title	Miss
Home address	Brownlow Court, 22 Marlborough Road, Bournemouth, BH4 8DQ		
Email address			
Phone number			



Name of premises you wish to make a representation about	Minstead Lodge
Address of premises you wish to make a representation about	Minstead Lodge Seaman's Lane Minstead SO43 7FT

Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder		
Public safety	✓	The safety of the local residents, their families and the new forest animals will be impacted. The increased traffic, of individuals not accustomed to navigating country roads and after drinking alcohol (even the morning after there can still be alcohol in the system) there are likely to be many more accidents and fatalities.
Prevention of public nuisance	✓	The events that have been held already at the Trust have been a nuisance and greatly impacted on the residents living near-by. The music can be heard up until 11pm through shut doors and windows. It disturbed the ability for me to complete my work and sleep.
Protection of children from harm	✓	I have great concerns over the mixing of any the vulnerable individuals supported by the Trust with members of the public who have undergone no form of DBS check and will be most likely be under the influence of alcohol. I believe it is completely inappropriate and extremely dangerous.

**Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
If yes – please give details below**

Working with the residents of Minstead itself, to develop more appropriate ways of generating income to support the Trust. There is a great wealth of knowledge, expertise and experience in Minstead. This has not been sought by the Trust staff (even when offered) to develop alternatives to what they are planning. I am certain alternative resolutions which would better support the individuals at the Trust can be found if we collaborate on this issue.

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	Yes No Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please initial 
Signature	date
	21.07.2022

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Licensing Manager
Licensing Services
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

Phone: 023 8028 5505

Representation form for other persons

Full name	Tasgin Hussein and Tracey Vanda Kates	Title	Mr
Home address	Wheatleys, Football Green, Minstead, Hampshire, SO43 7FQ		
Email address			
Phone number			


Name of premises you wish to make a representation about	Minstead Lodge
Address of premises you wish to make a representation about	Seaman Lane, Minstead, SO43 7FT

Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder		
Public safety		
Prevention of public nuisance	✓	I understand from a meeting with representatives from the trust that there could be multiple, celebrations and conferences throughout the year, hence the Trusts application for an alcohol premises licence. Although the weddings will be conducted inside the Lodge building, these will and have in the past split outside and we have heard these in the past, bearing in mind these were supposedly held inside. We moved to this area specifically for the peace and quiet that our address provides and are now concerned that the consequent disturbance will affect the use/peace and quiet and thus enjoyment of our homes and gardens and the inevitable increase in road traffic levels, especially when people are leaving the venue late at night. Additional to this the risk of possible increase to animal deaths with increased traffic late at night when animals

		are at their most docile state and tend to stand in the roads.
Protection of children from harm		

<p>Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns? If yes – please give details below</p>

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	<u>Yes</u> No
	Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please initial
Signature	date
	21/07/2022

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Lyndhurst
SO43 7PA

Phone: 023 8028 5505

Representation form for other persons

Full name	Michele Kennedy	Title	Ms
Home address	Sungate, Football Green, Minstead, Hampshire, SO43 7FQ.		
Email address	[REDACTED]		
Phone number	[REDACTED]		

Name of premises you wish to make a representation about	Minstead Lodge
Address of premises you wish to make a representation about	Seamans Lane, Minstead, S043 7FT.

Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder		Where alcohol is involved, the possibility for inappropriate behaviour is increased. Generally any activity serving alcohol late at night in a residential setting with music, people and vehicles increases the possibility of it becoming a public nuisance and increases the risk of crime and disorder.
Public safety		With all day weddings, conferences and business events leading up till 23:00 hours, there is the danger of guests leaving late and potentially not paying due care on the road, to the detriment of livestock, donkeys, horses and wildlife in the New Forest. Large amounts of traffic caused by guests, could also potentially lead to accidents involving animals.
Prevention of public nuisance		The venue is currently advertising to hold very large parties of weddings with pictures of wedding guests in the grounds partying with alcohol. The licence application is basically to serve alcohol all day to very late at night every day of the week. This will create considerable noise and

		This will create considerable noise and disturbance for those living nearby and in the surrounding areas as a result. Also guests could leave the venue at all hours, very late at night in a rowdy state. Large amounts of traffic throughout the day.
Protection of children from harm		

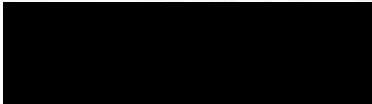
Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?

If yes – please give details below

I do think that the hours for serving alcohol could be reduced and that guests should be prohibited from being in the grounds in large parties after a certain time. That consideration should be shown to neighbours.

Also this licence application has come before any change of use for the building requires approval. It was a residential home and now appears to be being used as a venue for hosting large weddings, conferences and events. This is quite a change and consideration needs to be given to this and those living nearby.

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	Yes No
	Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please initial
Signature	date
	21/07/2022

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Representation form for other persons

Full name	David Donaldson	Title	Mr
Home address	8 Congleton Close, Minstead, Lyndhurst, SO43 7GS		
Email address	[REDACTED]		
Phone number	[REDACTED]		

Name of premises you wish to make a representation about	Minstead lodge
Address of premises you wish to make a representation about	Minstead Lodge Seamans Lane, Minstead

Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder	Tick	Substantially more people from outside this rural and residential area where alcohol is being consumed over a number of hours and without restrictions will inevitably lead to local damage whether accidental or otherwise, and probable unruly behaviour by a minority, that the local community has no resources to prevent or deal with
Public safety	Tick	Increased fear of disorderly and public disorder behaviour and nuisance fueled by availability of alcohol over extended hours

Prevention of public nuisance	Tick	<p>Minstead Lodge is on an elevated location, and both my garden and bedroom window in a house in a quiet residential close are indirectly overlooked by Minstead Lodge. A recent event has shown that indoors or outdoors, with open windows and doors, especially in summer, significant noise is created. The hours proposed for the drinks licence suggest regular daily events are being planned, with early starts and late finishes. Such an increase in noise and disturbance is not in keeping with a rural area, and for me personally would be an unacceptable level of disturbance. I have been supportive of the trust and its objectives, but there are other ways to raise charitable finance, and this charity should have greater concern for the neighbours it is at the heart in a rural and residential setting of before putting the pursuit of money and raising funds first.</p> <p>The hours being requested are excessive and need at the very least considerable moderation.</p>
Protection of children from harm		

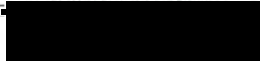
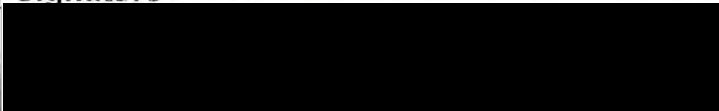
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Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?

If yes – please give details below

Yes, either refuse the application, or reduce dramatically the days and hours allowed, impose conditions limiting number of events per month

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	Yes/ <u>NO</u> Please circle
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	
Signature	date
	19.7.2022

Representation form for other persons

Full name	Christopher Boon	Title	Mr
Home address	Woodside House, Woodside, Minstead, SO43 7GB		
Email address	[REDACTED]		
Phone number	[REDACTED]		

Name of premises you wish to make a representation about	Minstead Lodge
Address of premises you wish to make a representation about	Seamans Lane, Minstead, Lyndhurst, SO437FT

Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder	✓	Large wedding parties ending late at night will increase the risk of unsociable behaviour in the area as intoxicated revellers leave the premises.
Public safety	✓	Attendees leaving the venue by car late at night, in the dark will increase the risk of road traffic accidents to people (local and visitors) and animals in the forest. Intoxicated persons smoking outside the building especially in the summer will increase the fire risk to neighbouring buildings and the forest.

<p>Prevention of public nuisance</p>	<p>✓</p>	<p>Noise pollution such as the applicant's sound system and rowdy departees on a very regular basis in an otherwise very quiet village would affect a large number of residents and could materially impact on the amenity and right to peace and quiet of the villagers.</p>
<p>Protection of children from harm</p>	<p>✓</p>	<p>See public safety</p>

Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?

If yes – please give details below

The main issue is one of reasonableness and the number of events that the applicant will hold. In their communication to Minstead residents four days ago on 18/7/22 (their first public disclosure of their plans) the applicant stated that they held dozens of events, conferences and weddings before Covid but

later on say that this does not represent a huge number of events. This claim is open to debate particularly now that they are selling alcohol under 3rd party licence which they only appear to have been able to do in the last few years. Dozens of weddings a year at which alcohol is served will obviously have a much bigger impact on their neighbours and the village than dozens of conferences where alcohol is not necessary and are likely to finish much earlier and be much quieter than a wedding.

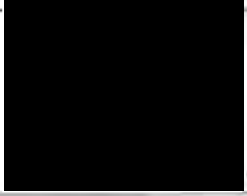
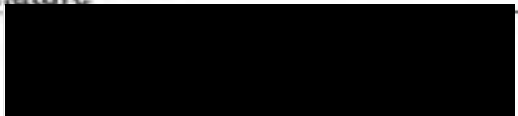
There does not seem to be any measurable information on how many and what type of events the applicant intends to hold or sanctions if their commitments are not adhered to. On this basis my representation is that the application is refused until the applicant has gone through a proper consultation process with the community and made enforceable commitments limiting the frequency and nature of the events they hold.

There should also be a change of control clause in any future Licence that is granted on the basis that having moved the residents out of Minstead Lodge to alternative accommodation elsewhere and having secured a License and change of use permission, the Lodge would be a much more attractive acquisition prospect to a third party commercial events company or hotel.

There are many publicised incidents of licencees unable to control noise created by their customers and local authorities being drawn into time consuming disputes and enforcement actions. Given the extremely short notice to residents given by the applicant, it must be appropriate not to grant the license at this stage and to seek a solution that is acceptable to all parties.

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Please circle	

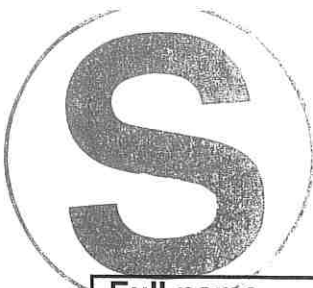
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Signature	date	
	21/7/22	

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Phone: 023 8028 5505



Representation form for other persons

Full name	lynda Grover	Title	mrs
Home address	North Lodge, Lyndhurst Rd, minstead SO43 7FY		
Email address	[REDACTED]		
Phone number	[REDACTED]		

Name of premises you wish to make a representation about	minstead Lodge
Address of premises you wish to make a representation about	Seamans Lane minstead

Which of the four licensing objectives does your representation relate to?	(✓) Tick	Please add full details of your concerns regarding the application and include any evidence to support your representation. Please use separate sheets if necessary
Prevention of crime and disorder	✓	minstead Lodge runs a charity dealing with care and training of Adults with learning disabilities. IS it suitable to have alcohol on the premises, where by vulnerable adults are present.
Public safety	✓	I am concerned about the safety of the vulnerable adults mixing with members of the public who have consumed alcohol. Plus the risk to forest animal late at night with public who are not aware of forest roads

Prevention of public nuisance	✓	<p>Minstead is a very rural quiet village and any noise carries. we have noticed the loud noise from various events held by the lodge over the years and feel that the application for 7 days a week 10am - 10 or 10.30pm is unacceptable to all minstead residents. we should not have to tolerate closing window to stop the noise</p>
Protection of children from harm	✓	<p>Should it be right that vulnerable students at the lodge be around members of the public who have consumed alcohol & wandering around the trusts grounds for long periods of the day and night.</p>

**Are there any steps or conditions which the applicant could take or add to the application which would alleviate your concerns?
If yes – please give details below**

No The events will still open doors whereby the noise of guests will spill out and the ground are available for them to go out side carrying out noise with them. Also traffic leaving the Lodge will also cause considerable noise late at night

If you do make a representation you will be invited to attend a Licensing Sub-Committee meeting where the application will be considered, together with any subsequent appeal proceedings.

Will you be prepared to attending a hearing?	<input checked="" type="radio"/> Yes <input type="radio"/> No
I acknowledge that my representation will form part of a public document at a hearing, (personal telephone numbers, email addresses and signatures will be redacted)	Please circle Please initial [Redacted]
Signature [Redacted]	date 22/7/22
[Redacted]	22/7/22

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