

**Village Farm
Church Road
Weston on the Green
OX25 3QP
01869 351541**

RECEIVED

13 JUN 2012

12th June 2012

**Head of Urban and Rural
The Licensing Authority
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA**

Dear Sirs,

**Application under Licensing Act 2003 to vary Licence No. 0027
By Mr Christian Kaber, Oxon Investments Ltd, Weston Manor Hotel**

I wish to object strongly to this application to extend the provisions of the existing licence in respect of the hours and the type of operations that are foreign to this typically North Oxfordshire village which benefits from the CDC Conservation Area Policy.

I attach with this letter a copy of Mr Brian Wilson's letter to you objecting to this recent application regarding licence number 0027. The following is an extract:

"The previous owner of the hotel ran a profitable and popular business in the village for three decades and sold to retire after a successful career in the demanding hotel trade. As an immediate neighbour to the hotel since 1992 I have been a supporter of its activities including an application for permission to hold civil wedding ceremonies."

I also attach a letter which I have written to the village apologising because of my poor health that I cannot take more action against it. I have some experience as a licensee of these type of applications and also some several years as Chairman of the Parish Council here in Weston. Mr Wilson has written a far better letter than I can so all I am going to do is endorse his letter. This is my opinion and the opinion I think of a number of other people who I hope you will hear from in due course.

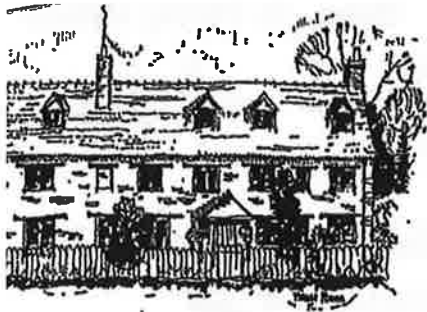
I am concerned at the short notice we have which is, I know, standard practice. This is an exceptional case and I wish you to apply for an extension of the time so that we can study the application in detail and also because we are only allowed to see the application apparently by appointment with the applicant.

I trust that this is sufficient for your immediate needs and I would be grateful if we could be given an extension to look further into this matter.

Yours sincerely,

A handwritten signature in cursive script that reads "Peter Hicks". The signature is written in black ink and is positioned above a long, thin horizontal line that extends to the right.

Peter Hicks



VILLAGE PARK CHURCH ROAD
WESTON-ON-THE-GREEN OX25 3QP
Telephone 01869 351541

4 June 2012

To All Weston Villagers

I would like to draw your attention as a fellow villager to a Notice for Variation of License for Weston Manor Hotel. I regret that I am not fit enough to actively pursue this myself as I would like to but I do have relevant experience of having to obtain licenses from the time when I also was a licensee and also objecting to a similar variation attempted by Syon Park in the little community in which I lived a few years ago.

The Weston Manor Hotel application is very carefully worded and from the way it has been written there is no limitation on the frequency or details or type of music that is allowed. For example, a rock concert is 'music' just as a piano recital is 'music'; also the times, dates and frequency has been very carefully regulated.

It is my opinion that we should not allow this application to go ahead, I am sure it is contrary to the wishes of our village. I do hope you can take action against this and, as I say, I am sorry I cannot do this myself owing to my ill health but I do trust you will take action urgently. The date available for objecting is very short and the licence application is very carefully worded to ensure that it could be interpreted in many ways. I do hope you can see your way to act on this.

Yours Truly,

Peter Hicks

Copy: Weston Parish Councillors
Bicester Advertiser

Patsy

I sent you this as an attachment
But if you have problems - forward

Head of Urban and Rural, The Licensing Authority, CDC
Bodicate House, Bodicote, Banbury, Oxon. OX15 4AA

12th June, 2012

Dear Sir or Madam,

hard copy

Application under the Licensing Act 2003 to vary Licence No..0027.

(by Mr. Christian Kaberg, Oxon.Investments Ltd., Weston Manor Hotel.)

Brian
12/06

1. I wish to object strongly to this application to extend the provisions of the existing licence in respect of the hours and the type of operations that are foreign to this typically North Oxfordshire village which benefits from the CDC Conservation Area Policy.
2. The previous owner of the hotel ran a profitable and a popular business in the village for three decades and sold to retire after a successful career in the demanding hotel trade. As immediate neighbour to the hotel since 1992 I have been a supporter of its activities, including an application for permission to hold civil wedding ceremonies.
3. This application to extend the hours and to play live and recorded music outdoors from 11.00 pm.until 1.00 in the morning is totally contrary to peaceful life in a rural Oxfordshire village. Villagers have chosen to live here, despite the considerable time and growing expense of going elsewhere to work, to schools, hospitals, shops, cinemas, theatres etc. because of the compensating benefits in the calm and quiet of the village especially in the hours of relaxation. All villagers normally rise early and are early to bed in this quiet village. Disturb that quiet and the benefit of village life is destroyed.
4. The licence application would permit amplified live and recorded music with associated rock bands including rave plays and parties to be held in the grounds. This would be totally foreign to this village.
5. Weston on the Green, like other Cherwell villages, is very accessible, via the M40, to people in London and Birmingham. May I suggest that the Council consider establishing principles to guide future licence applicants, similar to those of the West Oxfordshire District Council (Section 4, Statement of policy, Licensing Act, 2003, *Pool of Conditions, Conditions Relating to the Prevention of Public Nuisance*). Those Conditions include maximum decibel levels, noise limiting devices for amplified music, specially glazed doors and windows to improve sound attenuation, no music or speakers in external areas, etc..
6. The Hotel took two pages in the local *Village News June-July 2012* in order to "tell... our plans for the hotel itself" but made no mention of this Licensing application to extend their hours and activities. I have no doubt that Mr Kaberg, the manager from Sweden and Mr Oberschneider, from Estonia ("the North American Paul Oberschneider" mentioned in *The Argentina Independent*), who introduced themselves, mean well but their Licensing proposals are at odds with their stated "vision fora Hotel, warm, ... comfortable - a true English country house" and are totally incompatible with rural life in a small Oxfordshire village.

Yours sincerely,

Brian Wilson,

The Moat, Northampton Road, Weston on the Green, OX25 3QL, Tel.01869 350527

e-mail: tjbwilson@aol.com

(Letter copied to:- parishclekwotg@f2s.com)

Copies: CDC. CEO. Sue Smith, WotG PC.Chairman Graham Barnett, CDC Councillor Simon Holland, OCC Councillor Tim Hallchurch MBE, Dr John Howell,OBE, MP.

The Moat, Northampton Road,
Weston on the Green, Oxon OX25 3QL
20 July, 2012

Ms Alexandria Gilbert, Senior Licensing Officer,
Cherwell District Council, Bodicote, Banbury Oxon. OX15 4AA.

Application to vary Weston Manor Hotel Licence PRM 0027

Dear Ms Gilbert,

1. I refer to the Application dated 28 June 2012, signed by Christian Kaberg, General Manager, to vary PRM 0027 and to the letter of the same date from Ms. Natasha Barnes, Licensing and Vehicle Parks Manager.
 2. I hereby CONFIRM the objection sent in my letter dated 12 June 2012 which referred to the earlier Application dated 20 May by Mr Kaberg.
 3. I now wish to make additional representations based upon the amended Variation Application (dated 28 June) and upon additional information contained in letters from the Hotel, or provided by it at a Hotel village Forum on 21 June.
 4. The existing Licence, granted by CR Baynes, Head of Corporate Services, on 24 November 2005 when the 2003 Act came into force allowed
 - (a) the sale of alcohol from 10:00 to 23:00 on Monday to Saturday and from 12:00 to 22:30 on Sunday and
 - (b) the provision of, and permission for, "*music and singing but only by the reproduction of recorded sound*" in both Part A, page 1 and Part B page 1 of the Licence.
 5. The Variation applies for the following additional types of event:
 - (i) "*plays, live music, performance of dance and anything..similar*" (pages 2 & 3)
 - (ii) both "*indoors*" and "*outdoors*"; to note "*indoors may include a tent*". (CDC Guidance Note 2, page). Therefore a "marquee" would be considered "*indoors*" with a higher noise level permitted up to 95 decibels (see below).
 - (iii) "*open-air theatre, country fairs, farmer's markets and private events*" (page 20)
 - (iv) "*antique fairs, or similar serving food and beverage on ticket sales*" (Hotel email dated 19 June to Mr Rob Lowther)
 - (v) "*corporate or private events.... in marquees...Christmas parties/weddings, birthdays etc.*" (Hotel email dated 19 June).
 6. The Variation applies for more numerous out-door events, viz.:

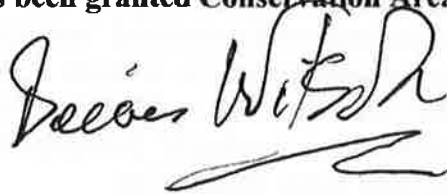
"*We envisage hosting 18 events outdoors during this calendar year*" (page 20, dated 28 June, w.e.f. 28 July). Because only 5 months remain in 2012, this is equivalent to some 36 to 40 events for a whole calendar year. In practice, because of the British winter weather, there would be at least 36 outdoor events during at most nine months, i.e. four events per month. There would be no summer weekend when one would be able to enjoy one's garden without noise from the Hotel.

This statement on 28 June is at variance with a declared "*intention to have fewer and smaller weddings*" (Mr Kaberg's announcement to villagers at the Hotel's Forum on 21 June, para.4). The Hotel's wider publicity refers to "*Marquees in the grounds for up to 350 guests*" and holding "*weddings most weekends*" (webpage July 2012).
 7. The Variation applies for noise level limits that may be:
 - (i) up to 95 db for up to 2 minutes on two occasions (*indoors*), and
 - (ii) for up to 80 db for "*open-air performances*" (Section P, d, page 20)
- However,
- Under the logarithmic decibel scale, 95db is much higher, four times higher, than 80db.
8. The Hotel does not state on the Application whether the Live/Recorded/Dance music is "amplified or unamplified", although this is required by the CDC Guidance Note 3..

However the Hotel advertises that “we can provide audio equipment to amplify” at weddings etc. (Hotel website, July 2012).

9. The Hotel’s requirement that “Speakers must be... .. facing away from the closest residential dwelling” (page 20) is an inadequate safeguard, because Sound is completely different from Light and does not travel in straight lines. Amplified sound may well be audible, and even create ground vibrations, in all directions.
10. The Variation applies for an extension to the hours for all types of events (Sections E, through to K inclusive) that, in combination with extra events and the noise levels applied for, will have very serious effects upon my quality of life.
At present, all events cease at 23:00 (Monday to Saturday) and at 22:30 (on Sunday).
By Variation, indoor events, including those in marquees, **would be extended by 2 hours on three days (Thu-Sat) and by 2 and a half hours on a fourth day (Sunday) to 01:00 the next day**, whilst outdoor events would be **extended by 1 hour on two days (Friday and Saturday)**.
11. The site of indoor events involving music, dancing etc, is the Hotel Conference room on the ground floor, the Georgian room that faces south towards my bungalow and has a large bay window. That bay window should be glazed with sound attenuation glass and should not be opened during those events, if I am not to be directly affected by the high levels of *indoor* noise proposed.
12. The Environmental Health Officer has been asked to examine and advise on the proposals in the Variation and in the various letters and emails sent by the Hotel to the CDC Licensing Department (my emails to the Customer Services Dept dated 4th. and 6th. July). I would be grateful if I might study the reply from the E.H.Officer (whom I informed of the closing date for comment) before I finalise my comments.
13. A noise impact assessment is required by an independent professional body to record the existing background noise for my bungalow at the relevant finishing hours, viz. the current 23:00 and the later hours requested in the Variation. (“*Noise & Vibration*” Conditions relating to the Prevention of Public Nuisance, CDC Pool of Conditions, Licensing Act 2003).
14. Oxon Investments, it is readily acknowledged, is currently undertaking an extensive programme to modernise and refurbish the public and private rooms, the patio areas and the gardens, having been able to acquire the Hotel “*at a very good price*” as Mr Kaberg explained at the Forum on 21 June.
15. **I wish the Hotel every success with its new activities but I would respectfully urge the Licensing Authority not to grant this Application in its present form. I most earnestly request the Licensing Authority not to permit excessive noise levels nor allow an extension to the existing finishing times. Such developments would create a major public nuisance in Weston on the Green, that, like other small, quiet villages in rural Cherwell, has been granted Conservation Area status by the District Council.**

Yours sincerely
Brian Wilson



Copies:

CDC Councillor Simon Holland, OCC Councillor Tim Hallchurch MBE, PC.Chairman
Graham Barnett,

Head of Urban and Rural, The Licensing Authority, CDC
Bodicote House, Bodicote, Banbury, Oxon. OX15 4AA
Dear Sir or Madam,

12th June, 2012

Application under the Licensing Act 2003 to vary Licence No..0027.
(by Mr. Christian Kaberg, Oxon. Investments Ltd., Weston Manor Hotel.).

1. I wish to object strongly to this application to extend the provisions of the existing licence in respect of the hours and the type of operations that are foreign to this typically North Oxfordshire village which benefits from the CDC Conservation Area Policy.
 2. The previous owner of the hotel ran a profitable and a popular business in the village for three decades and sold to retire after a successful career in the demanding hotel trade. As immediate neighbour to the hotel since 1992 I have been a supporter of its activities, including an application for permission to hold civil wedding ceremonies.
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- Yours sincerely,

Brian Wilson,

The Moat, Northampton Road, Weston on the Green, OX25 3QL, Tel.01869 350527
e-mail: tbjwilson@aol.com (Letter copied to:- parishclekwotg@f2s.com)

Copies: CDC. CEO. Sue Smith, WotG PC.Chairman Graham Barnett, CDC Councillor Simon Holland, OCC Councillor Tim Hallchurch MBE, Dr John Howell, OBE, MP.

Head of Urban and Rural, The Licensing Authority,
Cherwell District Council,
Bodicote House
Bodicote
Banbury
Oxon. OX15 4AA

RECEIVED

25 JUL 2012

5 Blacksmiths Close
Weston on the Green
Bicester
Oxon. OX25 3FL

Tel: 01869 351897

23 July 2012

Dear Madam, re: Application by Weston Manor Hotel to change Licence

I have studied the detailed information which you have provided and am grateful to you for the care you have taken to investigate the matter. The proposal to play music out of doors up to 1 a.m quite contravenes the calm and dignified character of this village. I am sure the proposed activities would have very little appeal to the residents and would simply impair the environment they currently enjoy.

I therefore wish to record my objection to the proposal.

Yours faithfully



L D Randall

Head of Urban and Rural, The Licensing Authority,
Cherwell District Council,
Bodicote House
Bodicote
Banbury
Oxon. OX15 4AA

RECEIVED

5 Blacksmiths Close
Weston on the Green
Bicester
Oxon. OX25 3FL

Tel: 01869 351897

13 June 2012

13 JUN 2012

Dear Sir or Madam, re: Application by Weston Manor Hotel to change Licence

I write to register my strong objection to allowing the proposed change in Licence for the external playing of music until late hours.

The essential characteristic of village life is that it provides a quiet and calm environment in exchange for the the convenience of living in a town or suburb Over a period that lack of convenience involves travel for shopping, schools, entertainment etc, all of which inevitably demands substantial time and cost. The sole compensation for those substantial sacrifices is the calm and quiet of village life. The proposal will destroy the peace of our environment at most undesirable times and it should not be permitted..

Yours faithfully



L D Randall

Alexandria Gilbert

From: Jane Henman [jane@janehenman.co.uk]
Sent: 24 July 2012 21:35
To: Alexandria Gilbert
Cc: rdaldred@tiscali.co.uk; pwils@btinternet.com; Weston-on-the-Green PC; Paula; peterhicks@gmail.com; elmachin@btinternet.com; Lois Norman Machin; annamcdonagh@homecall.co.uk; d1jem@hotmail.com; Ruthpangu@aol.com; dennisrandall@tiscali.co.uk; rosspottiswoode@hotmail.com; kspottiswoode@hotmail.com; mjtootell@aol.com; Michael & Tunbridge; lindawatson321@btinternet.com; jdmhomefarm@yahoo.co.uk; john@matriciel.co.uk; j.g.williams@btinternet.com; Tbjbwilson@aol.com; Robert & Ali Aldred; GBLMB@BTinternet.com; colmlc@aol.com; pennytony@daviddoyle.freemove.co.uk; william.dyer975@btinternet.com; iro_tytt@talk21.com; Margfiss63@hotmail.com; Hen

Subject: Weston Manor Hotel licence

Dear Ms Gilbert,

Ref PRM0027

Please note that my wife and I support, endorse and agree with all the written representations made by Brian Wilson and others.

Brian Wilson, Roderick Cantelli and ourselves are probably the nearest neighbour next to Weston Manor (WM). All our respective properties adjoin WM. Our garden and home adjoin WM on two sides and our nearest boundary is about 75 meters from WM building and closer still when a marquee is erected. We cannot ascertain from the O.S plans supplied by WM where the marquees are likely to be positioned but historically the marquees have been erected close to our house and boundary.

We are primarily concerned by the number of events, the noise and duration of the proposed opening hours in the grounds of WM including events in marquees. Please note that at a recent meeting the manager, Christian Kaberg, undertook that there would be only one event per day in the grounds of WM as local residents were concerned that more than one event could be held on the same day. We feel that this agreement should be incorporated into the licence. We feel the number of events should be strictly limited to 12 events per annum.

As regards specific hours, our suggested times for finishing for both indoor and outdoor activities are as follows:

- 1 Plays: each day of the week, 22.00 hours both indoor and outdoor.
- 2 Live music and making music: Monday to Thursday: 22.00 hours finish indoors and outdoors; outdoors Friday and Saturdays: 22.30 hours finish; Sunday: 21.00 hours finish.
- 3 Recorded music; performance of dance; anything of a similar description; provision of facilities for dancing and entertainment of a similar description as is 2 above.
- 4 Late night refreshment: 22.00 hours outdoors; 2.00 a.m. indoors.
- 5 Supply of alcohol: 23.00 hours finish indoors; 22.00 hours outdoors.

Our main concern is the noise factor and, as you will understand, noise travels much further at night than in the day.

D.B should be carefully monitored by the council and all relevant authorities and should be the

same as other licenced premises in similar rural localities and conservation areas of Cherwell District Council. With the previous owners we have experienced severe noise problems with fireworks, music, clay pigeon shooting, quad bikes, late night parties and drinking with discos. Although we did not make formal complaints to the council, we certainly took matters up with the then owners and made our feelings known.

As we have already said, we do object to 18 events and we consider one event per month would be appropriate and proportionate.

We object to boxing and wrestling entertainment which we consider totally inappropriate for a "luxury hotel" in a rural community and conservation area. This type of event should be held in a town hall or city-type venue away from private houses.

We are certainly keen that WM is successful. We are really impressed by Christian Kaberg and his responsible attitude and plans but the fact is inevitably he will move on and his successor may not be of a similar calibre and like minded person.

We would be only too pleased to address any committee and make representations on sufficient notice.

If any matters require discussion, please let us know.

Please acknowledge receipt.

Yours sincerely,

Mr and Mrs A J S Henman



**Hazel Cottage
Weston-on-the-Green
Oxford OX25 3QX**

14 June 2012

The Licensing Authority
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

01869 350313
01869 350096

Ref: Weston Manor Hotel Licence Number: 0027

Dear Sir,

Weston Manor Hotel

You have received an application to vary an existing premises licence concerning various activities at Weston Manor Hotel.

The existing licence put in place by the previous owners struck a reasonable balance between the essential requirements of a country hotel and its position within a quiet Oxfordshire village.

The new licence application seeks to significantly extend the entertainment regime in the hotel particularly comprising live and recorded music externally until 1.00am in the morning. If this level of activity were licensed it would effectively be a broad spectrum consent permitting essentially unregulated noise and would impinge on the whole village.

Can I ask you to carefully consider this application and to act in the best interests of the occupants of Weston on the Green and to restrict nuisance accordingly.

Best regards,

Yours sincerely,

Norman Machin

c.c. Peter Hicks, Tony Henman, Brian Wilson, Graham Barnett, Bob Hessian

Dr WMGTunbridge
Coppermill, Church Lane
Weston on the Green
Bicester, OXON
OX25 3QS

Cherwell District Council

Bodicote House, Bodicote, Banbury OX15 4AA

14 June 2012
RECEIVED

1 JUN 2012

RE : Application to vary a premises licence relating to the Weston Manor Hotel by Mr C Kaberg for OXON Investments Ltd . Premises licence no 0027

Dear Sir ,

Our home backs on to the Weston Manor Hotel and we write to oppose the application by the Hotel Manager, Mr Kaberg, to extend the hours when music could be played outdoors until 1.00am on Friday and Saturday evenings (or any other evenings). It is important to note that a marquee is often put up in the grounds of the Hotel and this should not be regarded as "indoors" but as part of the "outdoor" noise problem.

We are used to loud, often throbbing, music being played at the Hotel for weddings and other celebrations but under the previous owners all music ceased before midnight. We are also used to firework displays which in summer took place just after dark but also finished before 11pm.

We wish the new owners well in their efforts to improve the hotel facilities and run a successful business but we do not want them to disturb the peace with music or any loudspeaker voices beyond 11.30pm on any evening of the week.

We trust that Cherwell District Council will take due consideration of the Noise Abatement Act and disturbances that would be caused to many other people besides our immediate neighbours in the village if the above proposal were to go ahead and will reject the application.

Yours faithfully

Drs Michael and Felicity Tunbridge



The block contains two handwritten signatures in black ink. The top signature is a cursive signature that appears to be 'Michael Tunbridge'. The bottom signature is another cursive signature that appears to be 'Felicity Tunbridge'. Both signatures are written over a horizontal line.

Stacey Walsham

From: john roper [johnwroper@yahoo.co.uk]
Sent: 18 June 2012 08:47
To: Licensing
Subject: Weston Manor Hotel - Variation of premises licence

Dear Sirs,

I wish to raise my concerns re the application for the extension of activities etc of the premises licence at Weston Manor Hotel (Oxon Investments Ltd)

The extension of the activities and hours for the sale of alcohol could create a Public Nuisance in this relatively "Quiet Village", therefore, I feel that the amount of "Noise related activities" should be restricted in numbers and regularly monitored.

Yours faithfully

John Roper

Ropeld
Church Lane
Weston on the Green
Bicester
Oxon
Ox25 3qs

WESTON ON THE GREEN PARISH COUNCIL

Newby Cottage, Weston on the Green, Bicester, Oxon. OX25 3QL

Tel: 01869 350662. parishclerkwotg@f2s.com

Chairman: Mr Graham Barnett

Clerk: Mr Bob Hessian

Please reply to: The Clerk

27th July 2012

For the attention of Alexandria Gilbert
Acting Senior Licensing Officer
Licensing Team
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4BN

Application to vary a Premises Licence: PRM 0027 - Weston Manor Hotel

With reference to the above application, Weston on the Green Parish Council wishes to make the following comments:

1. We are aware of the comments already made by a number of residents. Representatives from the Parish Council also attended the Public Forums arranged by Weston Manor. We appreciate the intention of the management to carefully monitor events and their willingness to heed the concerns of villagers. However, we are aware that such intentions are not embodied into the licence and could change should a new manager(s) come on board.
2. The Parish Council believe the revised timings are acceptable but seek clarity as to whether a function held in a marquee in the grounds is considered "indoors" or "outdoors". Bearing in mind there appears to be no defined area as to where a marquee could be situated, we would object to the proposed "indoor" timings if that also applied to a marquee. The "external" timings would be appropriate in this instance.
3. We believe the number of external events, where noise may be an issue should be restricted to one a month. This includes the holding of events in marquees.
4. The application (Section P, Page 20) makes a statement that "Weston Manor accepts the Parish Council wishes to appoint a individual to monitor the level of noise at their own expense." The Parish Council wish to point out that we will not be appointing any individual to monitor noise levels. We will however, keep a watching brief on proceedings and make due representations if the need arises.

Regards

Bob Hessian
Clerk to Weston on the Green Parish Council