

LICENSING SUB – COMMITTEE

17 March 2008

Report of the Head of Legal Services

Contact Officer: John Myall. Tel No: 01962 848443

Application: Premises Licence

**Quob Stables Equestrian Centre
Churchcroft Farm
Durley Brook Road
Durley**

Part A. Report *Buff*

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Part A.**1. Application****Applicant:** Beth Davies**Premises:** **Quob Stables Equestrian Centre**

- 1.1 This application is for a new premises licence under Section 17 of the Licensing Act 2003 for the Quob Stables Equestrian Centre.
- 1.2 The premises consists of a large riding stables with a covered building with a ménage riding surface. There is a communal area where patrons can sit and make hot drinks.
- 1.3 The application is for the provision of regulated entertainment consisting of indoor sporting events, live music, recorded music, provision of facilities for dancing and the supply of alcohol.
- 1.4 The premises have been the venue for some events for which Temporary Event Notices were submitted.
- 1.5 A representation was received from the Head of Environment, which can be seen at Appendix 2.
- 1.6 Notice of the application was displayed outside of the premises for a period of 28 days until 20 February 2008, and advertised in the Daily Echo on 31 January 2008.
- 1.7 Representations have been received from 36 interested parties. These representations can be seen at Appendix 3.
- 1.8 The Operating Schedule, copied at Appendix 1, proposes the Relevant Licensable Activities.

Designated Premises Supervisor***Maria Hampton*****Steps to promote the Licensing Objectives**

Please see Section Q Appendix 1

Notice of Hearing

Notices of the hearing were sent to all Parties on 20 and 21 February 2008.

Relevant Representations

2. Responsible Authorities

All of the Responsible Authorities have been served with a copy of the application and make the following representations:

Head of Environment

A representation was received from the Head of Environment relating to public safety. (Appendix 2)

Hampshire Constabulary

No representations received.

Hampshire Fire and Rescue Service

No representations received.

Child Protection Team

No representations received.

Head of Building Control

No representations received.

Head of Safety Standards

No representations received, however the applicant and Head of Safety Standards agreed conditions with the applicant which relate to the protection of children from harm.

3. Interested Parties

Representations have been received from 36 interested parties. All are concerned about the potential for public nuisance and some about crime and disorder.

4. Observations

The Sub-Committee is obliged to determine this application with a view to promoting the Licensing Objectives:

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

In making its decision, the Sub-Committee is also obliged to have regard to the National Guidance and the Council's Licensing Policy.

The Sub-Committee must have regard to all of the representations.

The Sub-Committee must take such of the following steps it considers necessary to promote the Licensing Objectives:

1. Grant the licence subject to conditions in accordance with the operating schedule (modified to such extent as the authority considers necessary for the promotion of the licensing objectives) and the mandatory conditions;
2. exclude from the scope of the licence any of the licensable activities to which the application relates;
3. refuse to specify a person in the licence as the premises supervisor;
4. Reject the application.

Terminal hours.

The Sub-Committee should take account of the National Guidance and the Council's Licensing Policy with regard to terminal hours and take such steps as it considers necessary to promote the Licensing Objectives.

(Licensing Policy A8)

Licensing Objectives.

Crime and Disorder

The Sub-Committee should consider any necessary conditions to prevent crime and public disorder relating to the premises having regard to the observations of the interested parties.

(Licensing Policy 1.6, 2.11, 2.17)

Public Safety

The Sub-Committee should consider any necessary conditions relating to public safety having regard to the observations of the Head of Environment and the interested parties.

(Licensing Policy B3, B4)

Public Nuisance

The Sub-Committee should consider any necessary conditions to prevent public nuisance caused by noise and light pollution from the premises having regard to the observations of the Head of Environment and the Interested Parties.

(Licensing Policy Section C)

Protection of Children

The Sub-Committee should consider any necessary conditions for the Protection of Children having regard to the observations of interested parties.

(Licensing Policy D6, D7)

Human Rights

It is considered that Articles 6 (right to a fair trial) 8 (right to respect for private and family life) and Article 1 of the First Protocol (right to peaceable enjoyment of possessions) may be relevant. As there is a right of appeal to the Magistrates' Court, it is considered that there would be no infringement of Article 6. Article 8 is relevant, insofar as the nearby residents could claim that this right would be infringed by disturbance from customers. This should be balanced against the applicants' right to use of their premises under Article 1 of the First Protocol. Interference with these rights is permitted, where this interference is lawful, necessary in a democratic society, and proportionate. Likewise, the residents may argue that their rights under Article 1 of the First Protocol would be infringed. If conditions are imposed, there should be no interference with any convention rights. To the extent that any interference may occur, it would be justifiable in a democratic society, and proportionate.

5. Conditions

Mandatory Conditions

Under the Licensing Act 2003, the following conditions must be imposed on the Premises Licence in any event:-

1. No supply of alcohol may be made under the Premises Licence (a) at a time when there is no Designated Premises Supervisor in respect of the Premises Licence, or (b) at a time when the Designated Premises Supervisor does not hold a Personal Licence or his Personal Licence is suspended.
2. Every supply of alcohol under the Premises Licence must be made or authorised by a person who holds a Personal Licence.

Possible Conditions

If the application is granted, the Sub-Committee may wish to consider the following conditions to reflect the Operating Schedule as amended after consultation with the applicant:

Operating Hours

1. The hours the premises may be used for regulated entertainment shall be:

Indoor sporting events, live music, recorded music, facilities for dancing.

(i) **Monday to Sunday** **0800 to 2300**

2. The hours the premises may be used for the sale of alcohol shall be:

(i) **Monday to Sunday** **1100 to 2300**

(The above hours have been amended since the original application)

All Licensing Objectives

[Dealt with in relevant sections below].

Crime and Disorder

A fully functioning CCTV system with recording facilities shall be installed and maintained in working order. Recording shall be retained for a period of 30 days and made available to Police upon request.

Public Safety

None

Public Nuisance

1. Whilst music is being played as part of regulated entertainment, the licensee or appointed member of staff shall check periodically that noise levels are acceptable. Such monitoring shall be carried out at the boundary of the premises to ensure that local residents are not likely to be disturbed.
2. Prominent, clear notices shall be displayed at all exits requesting customers to respect the needs of local residents, to leave the premises and the area quietly.
3. Staff shall be given appropriate instructions and training to encourage customers to leave the premises quietly and not to loiter in the vicinity of the premises so as to minimize disturbance to local residents.
4. Regulated entertainment shall be restricted to the inside of the premises.

Protection of Children

1. The premises shall adopt and implement the "Challenge 21" Scheme.
2. The licence holder shall ensure that the only acceptable proof of identification for the purchase of alcohol shall be a passport, photo driving licence or a PASS accredited photo ID.
3. The licence holder shall keep a refusals book which shall be monitored, checked and each entry signed.
4. Staff shall be trained and the licence holder shall keep records of such training and any refresher training.

6. Other Considerations

Corporate Strategy (Relevance To:)

This report covers issues which affect the principles of “safer and more inclusive communities” and “safeguarding our high quality environment for the future.”

Resource Implications

A licence fee of £190 has been received. It is anticipated that an appropriate level of officer attendance will be provided within the existing budget.

Appendices

1. Application by Quob Stables Equestrian Centre
2. Representations by Responsible Authorities
3. Representations by Interested Parties
4. Map of premises location.



Winchester

City Council

City Offices
Colebrook Street
Winchester
SO23 9LJ

WINCHESTER CITY COUNCIL

22 JAN 2008

LICENSING

Application for a premises licence to be granted
under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form.
If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.
You may wish to keep a copy of the completed form for your records.

I/We QUOB STABLES EQUESTRIAN CENTRE
(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 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

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description			
QUOB STABLES CHURCHCROFT FARM			
DURLEY BROOK RD			
DURLEY			
SOUTHAMPTON			
Post town	SOUTHAMPTON	Post code	SO32 2AR
Telephone number at premises (if any)	02380 694657		
Non-domestic rateable value of premises	£18750.00		

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick yes

- | | | |
|---|-------------------------------------|-----------------------------|
| a) an individual or individuals * | <input type="checkbox"/> | please complete section (A) |
| b) a person other than an individual * | | |
| i. as a limited company | <input type="checkbox"/> | please complete section (B) |
| ii. as a partnership | <input checked="" type="checkbox"/> | please complete section (B) |
| iii. as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv. other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) a charity | <input type="checkbox"/> | please complete section (B) |
| e) the proprietor of an educational establishment | <input type="checkbox"/> | please complete section (B) |
| f) a health service body | <input type="checkbox"/> | please complete section (B) |
| g) a person who is registered under Part 2 of the
Care Standards Act 2000 (c14) in respect of an
independent hospital | <input type="checkbox"/> | please complete section (B) |
| h) the chief officer of police of a police force in
England and Wales | <input type="checkbox"/> | please complete section (B) |

* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
 - statutory function or
 - a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post Town		Postcode			
Daytime contact telephone number					
E-mail address (optional)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post Town		Postcode			
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

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

Name	QUOB STABLES EQUESTRIAN CENTRE
Address	CITRECHROFT FARM DURLEY BROOK RD DURLEY SOUTHAMPTON SO32 2AR
Registered number (where applicable)	
Description of applicant (for example, partnership, company, unincorporated association etc.)	partnership
Telephone number (if any)	023 80694657
E-mail address (optional)	enquiries@quobstables.com

Part 3 Operating Schedule

When do you want the premises licence to start?

Day			Month			Year		
0	1	0	3	2	0	0	9	

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

Day			Month			Year		

Please give a general description of the premises (please read guidance note 1)

APPROVED RIDING + TRAINING CENTRE
WE DO NOT WANT FIXED BAR.
MOVABLE FOR DIFFERENT EVENTS WITHIN THE RED LINES

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

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

Please tick yes

- | | |
|---|-------------------------------------|
| a) plays (if ticking yes, fill in box A) | <input type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | <input type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C) | <input checked="" type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | <input checked="" type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F) | <input checked="" type="checkbox"/> |
| g) performances of dance (if ticking yes, fill in box G) | <input type="checkbox"/> |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | <input type="checkbox"/> |

Provision of entertainment facilities:

i) making music (if ticking yes, fill in box I)

j) dancing (if ticking yes, fill in box J)

k) entertainment of a similar description to that falling within (i) or (j)
(if ticking yes, fill in box K)

Provision of late night refreshment (if ticking yes, fill in box L)

Supply of alcohol (if ticking yes, fill in box M)

In all cases complete boxes N, O and P

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish	Both <input type="checkbox"/>		
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 6)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 4)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 6)			Please give further details (please read guidance note 3)
Day	Start	Finish	
Mon	0800	2330	SHOW JUMPING DRESSAGE CHARITY EVENTS LECTURE DEMO
Tue			
Wed			State any seasonal variations for indoor sporting events (please read guidance note 4)
Thur			
Fri			Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 5)
Sat			
Sun	0800	2330	

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 4)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors <input type="checkbox"/>
				Outdoors <input type="checkbox"/>
				Both <input checked="" type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)	
Mon	0800	2330	CLIENT ENTERTAINMENT, eg BBQ BARN DANCE OPEN DAYS	
Tue				
Wed				
Thur			State any seasonal variations for the performance of live music (please read guidance note 4)	
Fri			Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 5)	
Sat				
Sun	0800	2330		

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 2)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input checked="" type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)			
Mon	0800	2330	DRESSAGE SHOW JUMPING			
Tue			DISCO			
Wed			State any seasonal variations for the playing of recorded music (please read guidance note 4)			
Thur						
Fri			Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 5)			
Sat						
Sun	0800	2330				

G

Performances of dance Standard days and timings (please read guidance note 6)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 3)		
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 4)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat					
Sun					

J

Provision of facilities for dancing Standard days and timings (please read guidance note 6)			Will the facilities for dancing be indoors or outdoors or both – please tick (see guidance note 2)	Indoors <input type="checkbox"/> Outdoors <input type="checkbox"/> Both <input checked="" type="checkbox"/>	
Please give a description of the facilities for dancing you will be providing EXERCISING BARN DANCES DISCOS					
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon	0500	23-30	State any seasonal variations for providing dancing facilities (please read guidance note 4)		
Tue					
Wed					
Thur					
Fri					
Sat					
Sun	0800	23-30			
			Non standard timings. Where you intend to use the premises for the provision of facilities for dancing entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)		

K

Provision of facilities for entertainment of a similar description to that falling within i or j Standard days and timings (please read guidance note 6)			<u>Please give a description of the type of entertainment facility you will be providing</u>		
Day	Start	Finish	<u>Will the entertainment facility be indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 3)		
Wed					
Thur			<u>State any seasonal variations for the provision of facilities for entertainment of a similar description to that falling within i or j</u> (please read guidance note 4)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the provision of facilities for entertainment of a similar description to that falling within i or j at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sun					

L

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 4)		
Wed					
Thur			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 5)		
Fri					
Sat					
Sun					

M

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption (Please tick box) (please read guidance note 7)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Mon	11.00	24.00	FOR EVENTS HELD AT RIDING STABLES		
Tue					
Wed					
Thur					
Fri					
Sat					
Sun	11.00	24.00			
			Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5)		

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

Name MRS MARIA HAMPTON	
Address 11 Martin Avenue Denmead Waterlooville	
Postcode	PO7 6NS
Personal Licence number (if known) 134	
Issuing licensing authority (if known) Winchester	

N

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8)

O

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon			<p><u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 5)</p>
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

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

a) General – all four licensing objectives (b,c,d,e) (please read guidance note 9)

b) The prevention of crime and disorder

CCTV Acceptable to police
by 30 days.

c) Public safety

HOMER + SAFETY POLICY + RISK ASSESSMENTS

d) The prevention of public nuisance

CCTV
NOTICES

e) The protection of children from harm

N/A

Please tick yes

- I have made or enclosed payment of the fee
- I have enclosed the plan of the premises
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I have enclosed the consent form completed by the individual I wish to be


premises supervisor, if applicable

- I understand that I must now advertise my application
- I understand that if I do not comply with the above requirements my application will be rejected

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

Part 4 – Signatures (please read guidance note 10)

Signature of applicant or applicant's solicitor or other duly authorised agent (See guidance note 11). **If signing on behalf of the applicant please state in what capacity.**

Signature	
Date	17/1/08
Capacity	PARTNER.

For joint applications signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent. (please read guidance note 12). **If signing on behalf of the applicant please state in what capacity.**

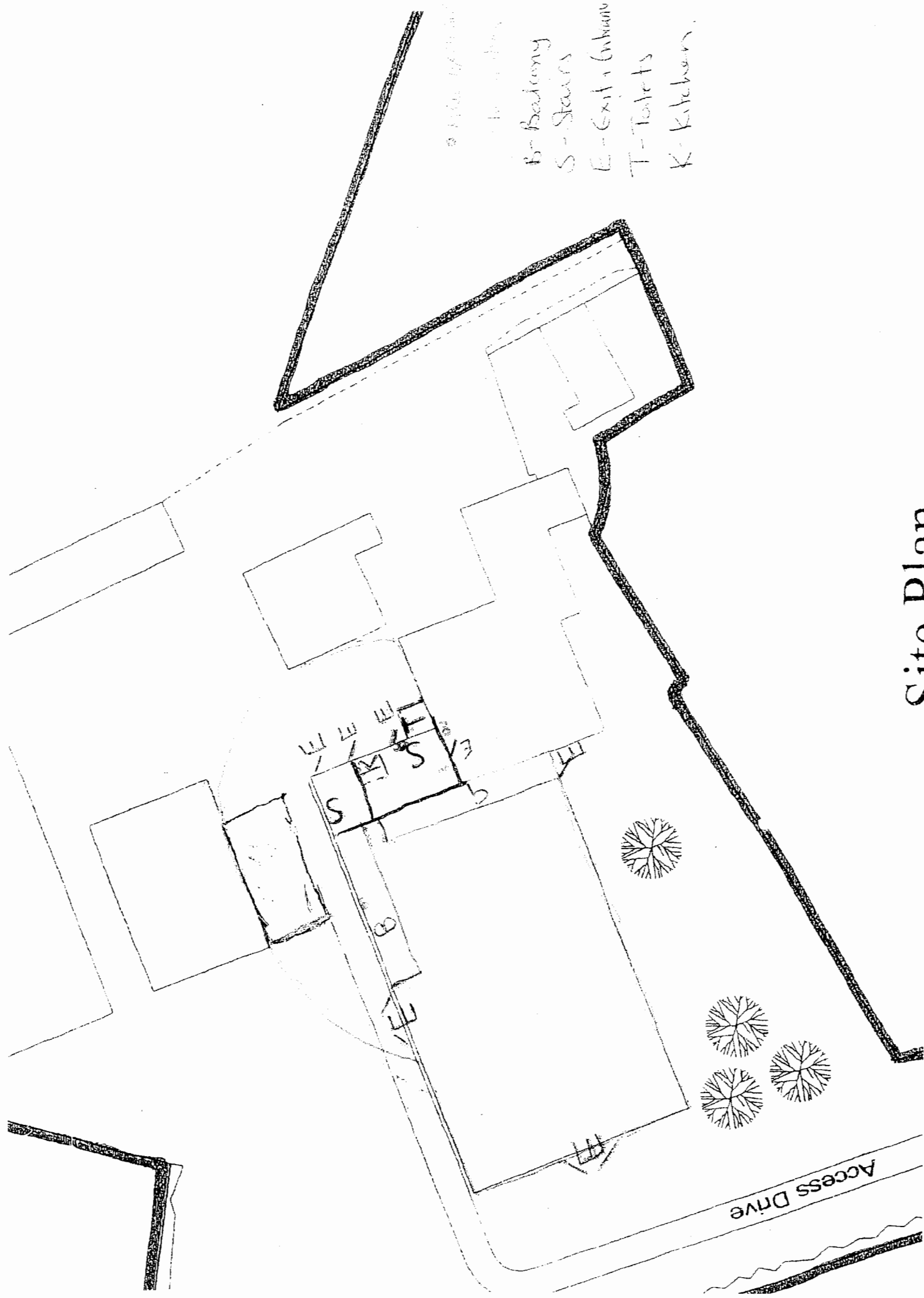
Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13) BETH DANIEL QUOB STABLES EQUESTRIAN CENTRE DURLEY BROOK RD DURLEY SOUTHAMPTON HANT			
Post town	SOUTHAMPTON	Post code	SO32 2AR
Telephone number (if any)	023 80694657		
If you would prefer us to correspond with you by e-mail your e-mail address (optional)			

Notes for Guidance

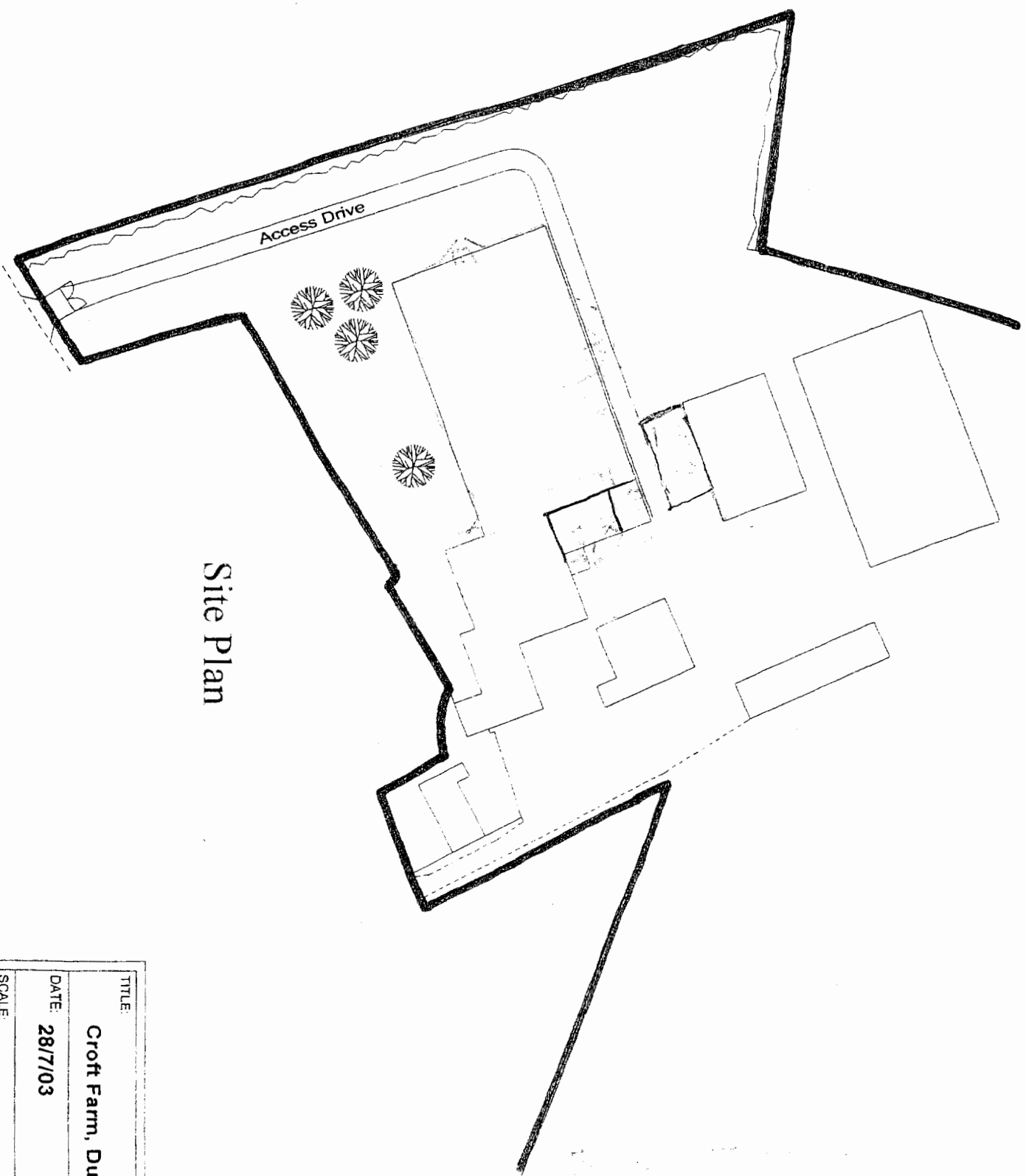
1. Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate. Indoors may include a tent.

3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please 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.
7. If you wish people to be able to consume alcohol on the premises please tick on, if you wish people to be able to purchase alcohol to consume away from the premises please tick off. If you wish people to be able to do both please tick both.
8. Please 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, the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, both applicants or their respective agents must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

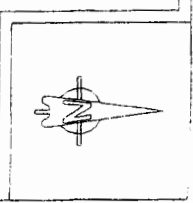


- B - Bedroom
- S - Stairs
- E - Exit + Entrance
- T - Toilets
- K - Kitchen

Site Plan



Site Plan



TITLE:			Church		
Croft Farm, Durley Brook Road					
DATE:	28/7/03	CLIENT:	Davies		
SCALE:	1:1250	REV:	E	DRG. NO.:	1

MEMORANDUM

TO: Head of Legal Services
FAO: Licensing Dept
FROM: Abigail Toms, Environmental Protection Team
DATE: 18 February 2008

Licensing Act 2003
Application for Premises Licence and Variation
Quob Stables, Churchcroft Farm, Durley Brook Road

I write in respect of the above application. Having considered the application in detail, I am concerned about the potential for noise disturbance.

The stables are located in the centre of a residential area and the applicant has applied for an unrestricted number of events with live and recorded music being played both within buildings and outside. There would be no attenuation from music being played outside and this could cause significant disturbance to local residents late at night. In addition 'indoor' buildings that are located on this site include riding arenas which are not of great construction to prevent noise breakout.

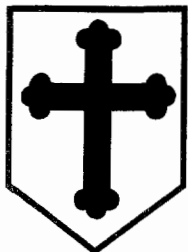
The applicant has not provided sufficient information in how public nuisance would be prevented.

With all of this in mind, I would like to make a **representation** to this application.

Please contact me if you have any queries.

With regards

Abigail Toms
Environmental Health Officer
(PT Mon, Tues, Fri)



Durley Primary School

C.E. (Controlled)

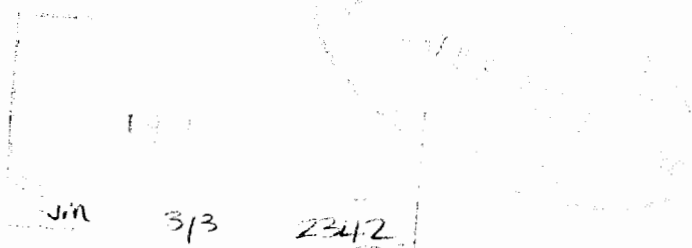
Durley Brook Road, Durley
Southampton, Hampshire SO32 2AR

Tel/Fax: 01489 860207

Email: adminoffice@durley.hants.sch.uk

Headteacher
Mrs Kirstie Baines
B Ed (Hons) M A (Ed)

Winchester City Council
City Offices
Colebrook Street
Winchester
Hampshire
SO23 9LJ



15 February 2008

Dear Sir/Madam

Re Notice of Planning Application for a premises licence for the sale of alcohol and regulated entertainment for Quob Stables Equestrian Centre for Quob Stables, Churchcroft Farm, Durley Brook Road, Durley, Southampton, SO32 2AR

I am writing on behalf of the Governors of Durley Primary School to object to the planning application for the proposed sale of alcohol at Quob Stables Equestrian Centre.

Durley Primary School is situated opposite the equestrian centre. The governors are very concerned for the following reasons:

- The sale of alcohol can lead to an increase in vandalism of the surrounding area, and disruption to the peace of community life.
- The sale of alcohol can lead to an increased use of the premises which in turn will lead to greater use of the village roads.
- A concern that the extensive licensing hours will be serving alcohol with children in the close vicinity.

Yours sincerely

Kirstie Baines
Headteacher -- Durley Primary School



school
achievement award
department for education and skills

John Myall

From: RICHARD BAKER [mailto:Richard.Baker@winchester.gov.uk]
Sent: 15 February 2008 19:45
To: Licensing
Subject: Quob Stables, Churchcroft Farm, Durley Brook Road, Durley, Southampton, SO32 2AR-
Application for a premises license

Dear Sir

I refer to the above application (also copied below) and wish to object strongly on the grounds of public nuisance.

I live at the Old Rectory in Greenwood Lane very near (virtually adjacent) to Quob Stables. This is a rural area and is quiet and peaceful. The introduction of loud music and alcohol on a big scale on a daily/nightly basis is not acceptable and will change the character of the entire neighbourhood. Quob is essentially a riding stable setup with large indoor and outdoor arenas that are capable of hosting very big crowds of people which will inevitably lead to loud and boisterous behaviour and could potentially draw in undesireables from many miles away. Drunken and disorderly behaviour is a strong possibility.

I suggest that Quob should apply for single event licenses for their riding events when required and should not be granted a continuous license. Such a license could be used as the start of a new entertainment/drinking/music business on the riding stable premises that could have far reaching unintended consequences for Durley. Apart from the public nuisance issue, the problem of alcohol and drugs in the youth is widely publicised and we should not encourage it further, especially in rural settings that do not have the necessary controls in place for dealing with it.

Yours sincerely

R F R Baker

Winchester City Council have received an application for a Premises Licence from Quob Stables Equestrian Centre for Quob Stables, Churchcroft Farm, Durley Brook Road, Durley, Southampton, SO32 2AR.

The application is for Sale of Alcohol and Regulated Entertainment.

Indoor Sporting Events - Monday - Sunday 0800 - 2330

Live Music - Monday - Sunday 0800 - 2330

Recorded Music - Monday - Sunday 0800 - 2330

Provision of Facilities for Dancing - Monday - Sunday
0800 - 2330

Sale of Alcohol - Monday - Sunday 1100 - 0000

Springside
Durley Brook Road
Durley
Southampton
SO32 2AR
17/2/2008

Dear Sir,

Re: Sale of Alcohol and Regulated Entertainment Licence Application by Quob Stables

I wish to strongly object to the application for an alcohol and entertainment licence made by Quob Stables.

The establishment has already held parties and events in the past and the noise created has been easily audible inside my property, several hundred yards away. I know that a resident, having complained about the noise because his children were unable to sleep, was rather rudely invited to call the police, by the unrepentant owner. Something he now regrets not doing. If an alcohol and music licence were to be granted, this sort of incident would be far more frequent and this disregard by the owners for their neighbours is of concern.

The licence applied for is so vague, that almost any sort of entertainment could be catered for. Durley is a small community, desperately trying to retain its rural heritage and is not well suited to an enterprise catering for large events. Durley Brook Road has limited pavements and no street lighting. Public transport is very limited and finishes at 1900. I would also suggest that local taxi companies would be unable or unwilling to deal with large numbers of people, in a short space of time. All this will lead to people arriving with their own transport, or being "caught out" with no way of leaving the area. This will inevitably either; encourage people to drive after they have been using and possibly misusing alcohol, or form large, intimidating, possibly intoxicated groups waiting for transport. The problems of crowd mentality are well documented and of particular concern in a small rural community, without the infrastructure to deal with it. This, I know, will be most worrying to the older residents.

Large music events will attract the less desirable elements of society, including suppliers and users of illegal substances. The community, and children in particular, have a right not to be subjected to these types and protected from the paraphernalia associated with it.

The access to Quob Stables from Durley Brook Road is on a bend in the road. Despite the 30 mph speed limit on this road, traffic regularly speeds down it. I have personally witnessed vehicles travelling in excess of twice that limit. The horseboxes and lorries that already use this access create a significant hazard. If large numbers of people were to be attracted to this venue for other "Regulated Entertainment", the likelihood of a serious accident using this partially hidden and unlit access would be greatly increased. I believe the road system in the area is already inadequate for the volume of traffic it has to cope with. Also, the close proximity of Durley School, not 250 yards away, only adds to the problems of protecting children and of public safety in general.

The licence applied for appears to be for general entertainment and not just that associated with equestrian sporting events. I am concerned that the owner is happy for people, who may have no experience with horses, to consume alcohol around the livestock that reside there. Loud music at this venue would also be inappropriate. The safety and well being of both people and the animals would be put at risk. Other items of concern include increased litter, vandalism and theft etc. that a large influx of strangers will inevitably bring with them

Finally, I feel that with so many other venues already available in the area, that are far better equipped and situated, that the granting of this application and the problems that it will cause, can not be justified.

Yours faithfully

G. Beaton

To Winclesher City Council
Colebrook Street
Winclesher
SO23 915.

Mrs. Boella
Beech Corner Cottage
Durley Brook Road
Durley
Southampton SO32 2AR

Feb. 14. 2008.

To whom it may concern.

With reference to the request
by the owner of Quok Stables,
Churchcroft Farm,
Durley Brook Road,
Durley, Southampton, SO32 2AR

for the granting of an Alcohol
license for the above premises.

I strongly object to the possibility,
on the grounds of the poor
licensing objectives outlined on
on the application form;
namely Prevention of crime & disorder,
Protection of Public Safety,
Public Nuisance.

15 FEB 2008
Protection of children,
coupled with the fact that there are
quite a number of elderly residents
in this village who live alone,

we are under no statutory obligation -
I am not opposed to people
enjoying themselves with music
& dancing, (within reason),
but I fear that if alcohol is
freely available, it could, &
undoubtedly would - lead to trouble.

With respect,

Joyce Patricia Boella.

OSS RECEIVED		
18 FEB 2008		
FAO	REPLY BY	NO.
JM	3/3	2341

Licensing,
Winchester City Council,
City Offices,
Colebrook Street,
Winchester,
Hants. SO23 9LJ

**Rowan,
Durley Brook Rd,
Durley,
Southampton,
Hants,
SO32 2AR.**

Tel ~~02380 211111~~
15.02.2008.

Sale of Alcohol and Regulated Entertainment at Quob Stables, SO23 2AR.

Dear Sirs,

In response to a hand delivered flyer posted to us on the 11th Feb this week; we wish to make the strongest possible objection to the granting of this licence to:-

1. Sell alcohol, (Mon – Sun, 11 am to midnight) 13hrs daily.
2. Have live music/recorded music/ provision for dancing, (Mon – Sun 8am to 11.30pm) 15.5hrs daily.

For the following reasons:-

Public Nuisance

We have already suffered from the appallingly loud music, vibration and fireworks during the events staged so far, keeping us awake until the early hours.

The granting of a licence to operate for 15.5 hours every day of the year would make our lives intolerable, especially in summer when to reduce the noise we have to shut all the windows and the bungalow becomes unbearably hot. We live directly opposite Quob Stables.

Prevention of Crime

The granting of a licence to sell alcohol 13hrs every day of the year, combined with the aforementioned problems under **Public Nuisance**, will increase the instances, from which we already suffer, of drunk and rowdy groups of young people leaving events at Quob stables; swearing, fighting and damaging our property.

This has happened on numerous occasions. House signs have been destroyed, broken bottles left on the pavement and in the road, wheelie bins tipped over and rubbish strewn about.

The provision of a police presence in Durley is negligible.

Protection of Children

There is a primary school very close to Quob Stables and it is inevitable that the children will be affected, during the school day, by the noise of the activities permitted by this licence. In addition, the children living in close proximity to the stables will **continue** to be kept awake at night, and this will **increase**.

Public Safety

The consumption of alcohol and horse riding on a public highway represents a danger to everyone.

We look forward to making representation at the Licensing Authority Hearing

Yours Sincerely,

Rose-Ellen M. Boella (Mrs.)

Mario G. Boella (Mr.)

jm . 5/3 2363

John Myall

From: jane Bradbury [mailto:jane@winchester.gov.uk]
Sent: 16 February 2008 19:20
To: Licensing
Subject: Re: Sale of Alcohol and Regulated Entertainment at Quob Stables, Churchcroft Farm, Durley Brook Road, Durley, Soton, SO32 2AR

Dear Mr Myall,

Thank you for your prompt reply and the guidance leaflet, which we have read.

Please let me clarify our position:

- We were unaware of the application for a license at Quob Stables until recently a local person circulated a copy of essential details of the application. It seems, from discussion with a near neighbour, that the official application had been posted on a barn door at the stables and out of view to the local public unless they visited the stables.
- Since then Beth Davies, of Quob Stables, has circulated a printed explanation. In which she says: "I am writing to inform you that I have applied for a premises license. this will enable us to continue with the few events we have each year, with out having to apply each time as for a separate license. Example events: Only Fools on Horses, Summer BBQ, Quiz Nights, most of which are charitable events. The charities are variable and have include (sic) Breast Cancer, Wessex Heart Foundation, Countess Mount Batten, the last two Only Fools on Horses events have alone raised over 18,000.00 pounds"

These are the events we refer to. One of which, that we experienced not so long ago, was extremely noisy and also included additional noise from fireworks.

We do not live permanently at this address, which is treated as a second home for Council Tax purposes, the property belongs to my wife Jane, but we reside abroad in Belgium.

From our experience of one event, we consider them to be a **Public Nuisance, that falls into one of the categories that we can use as an objection point.**

We are afraid that our objection may be missed, because we return to Belgium tomorrow and have not planned to be back in Hampshire on the dates you propose for the hearing. We can of course be contacted through this email address. I shall be away travelling in Europe most of next week, but can devote more attention to the matter on my return to Belgium next Saturday.

Talking to some of the neighbours here shows a groundswell of discontent with this application. I still feel that the events at Quob Stables should be strictly limited by your licensing authority. **From what you say, it seems that the previous events were not licensed, which appears to be contrary to the note circulated by Beth Davies. This may need some clarification.**

Please let me know if I can do more to further my objections in time for your hearing.

Yours sincerely,
Dan Bradbury.

On 15/02/2008, licensing@winchester.gov.uk <licensing@winchester.gov.uk> wrote:

18/02/2008

Dear Mr & Mrs Bradbury

Thank you for this.

I am not aware of any temporary event notices (occasional licences) since this Council has been responsible for licences under the Licensing Act 2003. The events you refer to may have been private functions which did not require licensing.

Interested parties (persons living, or businesses, in the vicinity of the premises, or bodies representing them) may make representations about the application. Representations must address one or more of the four licensing objectives; the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm.

I have attached a guidance leaflet regarding representations. Perhaps you would kindly furnish me with a bit more information about your concerns for me to determine if it is a valid representation.

Valid representations received will be presented to the Licensing Sub-Committee at a hearing to be arranged; between 12 – 19 March 2008. Any interested party who submitted a valid representation will be invited to attend and address the Sub-Committee. Any other person may attend but may not address the Sub-Committee.

Yours sincerely

John Myall
Licensing and Registration Manager
Winchester City Council
City Offices
Colebrook Street
Winchester
SO23 9LJ
(: 01962 848 443
7: 01962 848 555
(: VPN 350 2443
*: jmyall@winchester.gov.uk
8: www.winchester.gov.uk

-----Original Message-----

From: jane Bradbury [mailto:jane.bradbury@winchester.gov.uk]

Sent: 15 February 2008 13:33

To: Licensing

Subject: Sale of Alcohol and Regulated Entertainment at Quob Stables, Churchcroft Farm, Durley Brook Road, Durley, Soton, SO32 2AR

Dear Sir,

We object most strongly to the granting of the proposed license for the Sale of Alcohol and Regulated Entertainment on the grounds of Public Nuisance. The occasional licenses granted to date at Quob Stables have resulted in considerable late night noise. We do not wish the number of these events to increase by the granting of a full-time license, and prefer each event to be scrutinised by your authorities. Additionally, we also wish you to limit these events to an absolute minimum.

Yours sincerely,
Jane and Dan Bradbury
Kuldana
Durley Brook Road,
Durley,
Near Southampton
SO32 2AR

E-mails and any attachments from Winchester City Council are confidential.

If you are not the intended recipient, please notify the sender immediately by replying to the e-mail, and then delete it without making copies or using it in any way. Although any attachments to the message will have been checked for viruses before transmission, you are urged to carry out your own virus check before opening attachments, since the City Council accepts no responsibility for loss or damage caused by software viruses.

Senders and recipients of e-mail should be aware that under UK Data Protection and Freedom of Information legislation these contents may have to be disclosed in response to a request.

Winchester City Council
Licencing Committee



Mr & Mrs C Carter
Braemar
Durley Brook Road
Durley
Southampton
Hampshire
SO32 2AR
14.2.08

Re: an application for a Premises Licence from Quob Stables Equestrian Centre for Quob Stables, Churchcroft Farm, Durley Brook Road, Durley, Southampton, SO32 2AR.

We the above object strongly to the application for a Premises Licence for the sale of Alcohol and Regulated Entertainment at Quob Stables for the following reasons.

Prevention of crime and disorder

Drink Driving, there is no evening public transport.
Attracting the wrong kind of people to a rural location with no Police presence.
Disorderly behaviour when leaving premises, whilst under the influence of alcohol and possibly drugs.
Events would be mainly be attended by the younger generation, possibly taking advantage of a more elderly and vulnerable group of people that live in very close proximity to Quob Stables.

Public safety

Maximum number of people permitted ?.
Who will be responsible for controlling crowds?
Very restricted parking on premises.
Enormous amount of extra traffic on unlit roads with restricted footpaths.

Public nuisance

Excessive noise in a supposedly rural area.
Cars parking on road and also on pavements, which already occurs.
Cars leaving premises at high speed, particularly late at night, which already occurs.
Cars constantly driving up and down the **UNMADE** drive, causing clouds of dust that usually engulf our properties, which already occurs.
Car Headlights glaring into front facing windows as they leave the premises, which already occurs.
Massive professional horseboxes entering and leaving premises from early morning until late at night, which already occurs.
Other events such as dog shows etc, which already occurs.
Your inspection will prove all above is correct, to grant these people a licence to sale alcohol and a licence for regulated entertainment would only add greatly to the above mentioned problems.

Protection of children

Sale of alcohol Monday to Sunday 11.00 to 00.00, with children present at a Pony Club ABRS and BHS Approved Training Centre, is surely not in the best interest for children.
Having alcohol available with children present of all ages can only encourage under age drinking.

Footnote

When we originally objected to the above premises being established, an objection that subsequently failed, we were assured that it would remain as purely a riding school, but since its inception it has been a constant interference and nuisance to the whole neighbourhood . Can you understand our anger and disgust when we discovered that they now want to convert to an Entertainment Centre.

Yours Faithfully Mr & Mrs C Carter

Jim. 4/3. 2355



Durley Parish Council

Clerk: Mrs. Anne Collins
Telephone/Fax: 01489 860236

e-mail address: durleypc@homecall.co.uk

"Homefield"
Kytes Lane
Durley
Southampton
SO23 2AE

14th February, 2008

Dear Sir,

Sale of Alcohol and Regulated Entertainment
Quob Stables, Churchcroft Farm, Durley Brook Road, Durley

Durley Parish Council would like to make representation for a Premises Licence at the above location.

We held our Monthly Parish Council Meeting this week and several parishioners attended who live near the above Stables. They were all very concerned at the prospect of a Licence being granted for alcohol to be sold and entertainment on a more regular basis at this Riding School.

The Stables are very near a number of properties and they felt that their lives would be disrupted by loud music, extra traffic and perhaps crime and disorder when drink issues are involved. Therefore, Councillors agreed that a representation should be made on the grounds of crime and disorder, public safety and public nuisance. It was also pointed out at the Meeting that horses will obviously still be on site when these events happen and parishioners felt that this would adversely affect them. Quob Stables is a large venue and holds a lot of Horse Shows, Dog Shows etc., surely this is what the venue was built for, not staging large entertainment events which would attract more people and with it more problems.

I hope that you will consider the representations made by parishioners living near the venue and consider the impact this will have on their lives in our rural village.

Yours faithfully,

Anne Collins (Mrs)
Clerk to Durley Parish Council

Licensing Department,
W.C.C.,
City Offices,
Colebrook Street,
Winchester,
Hampshire. SO23 9LJ

JM 4/3 234

RECEIVED
20 FEB 2008
JM 5/3 2362 JAT
20 FEB 2008
RECEIVED

LYNTON
DURLEY BROOK RD
DURLEY
SOUTHAMPTON
SO32 2AR
18TH FEBRUARY 08

Dear Sir or Madam,
I am writing to object
to the application for a premises license
being made by Pub & Bar, Churchcroft
farm, Durley Brook Rd Durley, Southampton
SO32 2AR.

From previous events involving
music held at the pub the sound
of the D.S, music and people's voices
can all be clearly heard inside our
bungalow. This despite having double
glazing and ensuring all doors and
windows are closed.

Although acceptable on an
occasional basis I am deeply concerned

that with an alcohol and
Entertainment license for live and
recorded music it could easily become
a regular occurrence and become a
problem for my family and others
living nearby.

I hope you will consider
this when deciding the application
request.

Yours faithfully
Mr. M. COLLINS.

John Myall

From: Ann and John Compton [mailto:annjohn@quobstables.co.uk]
Sent: 15 February 2008 15:48
To: Licensing
Subject: Premises Licence, Quob Stables SO32 2AR

PLEASE ACKNOWLEDGE RECEIPT. THANK YOU.

Dear Sir/Madam

I wish to object to the application by Quob Stables, Churchcroft Farm, Durley Brook Road, Durley, Southampton SO32 2AR for the following reasons:

1. Prevention of Crime and Disorder -

Durley Brook Road is unlit with pavement on the opposite side from the Stables, where there is a deep waterholding ditch. We already suffer at weekends or Bank Holidays with drunk people walking home from entertainments and parties leaving litter from takeaways or sweet bars being the least problem. Over the Christmas period we had our car on our frontage turned on to its side sometime late at night. We were woken early by a phone call from the police checking our ownership and for injury. Later we were visited by police who righted the car. Fortunately we were not inconvenienced in waiting for the scenes of crime team to check for hand/fingerprints, neither was the car damaged due to the heavy rain causing soft ground, nor was the fence damaged. This was the latest of minor 'high jinks' that occur several times a year. We do not want to see any increase in vandalism, damage and raucous behaviour, or urinating in our garden or against the fence posts. The stables is approximately 200 yards away, and this behaviour would be inevitable if drunks or drug abusers were leaving in the dark in an unlit road.

2 Public Safety-

This road is unlit, with a deep ditch on the Stables' side and a pavement only as far as Beech Corner, the minor offset crossroads towards the M27. The road continues with no footpath, and walkers hidden by the bends. Although there is a speed limit of 30mph it is rarely observed as the stretch by the Stables is the only passing place for vehicles before the road to Bishops Waltham narrows through the 2km bendy length of Durley Street, where there are no pavements. even in daylight it can be hazardous to walk along. We have already heard people being pulled out of the ditch, fortunately in the summer when the water level was low, and the screech of brakes at night as speeding cars have spotted local wildlife or pets or those high on drink or drugs in the road.. We always hope no-one or an animal has been hit. Local people wear reflective clothing or carry torches when occasionally walking in the dark which partygoers do not.

Public nuisance-

I object to the granting of a premise licence on noise nuisance grounds

This is a quiet residential area, even when the road is busy, which it is not after 8pm and before 7am. When there are parties, especially if they are ending after 10pm, neighbour usually give notice well ahead. These are very occasional for special celebrations and a reciprocal toleration operates. Because it is a country area noise travels easily. When the Farmers Home, some half mile away or more as the crow flies, has had events such as Fireworks Night or New Year we can always hear any amplified noise. If the wind is in our direction we know when the door is being opened and closed, sometimes when we are indoors with double glazing. When Quob stables hold equestrian events with amplified announcements in daytime we can hear everything in our garden, and some indoors if a window or patio door is open, thus denying us the enjoyment of the garden, listening to the birds or sitting there.

Amplified music at night with bass rhythm tones overrides our TV and own more classical music. I cannot see how the sound would be contained in the echoey menage area, or in any way if the outside area is used.

IF a license is granted I would hope that it would only be until 10.30pm. Car doors slamming, shouted or loudly spoken farewells and carstooting are all very disturbing when trying to sleep or settling to sleep by 11pm. Even though the stables car park is partly behind the large building the sound will carry and affect those downwind. I would also hope it would have a limit on the number of events and frequency in a year, and preferably not on weekdays or late on S.

We are up later than most of the other residents along here, some of whom have young children, but the last party that Quob held went on until the small hours and kept us awake. We did not have to get up early that morning like those workers who rise between 6am and 7am so we were able to sleep in an extra half hour. The lack of sleep affected my activity that day.

I would also hope that noisy fireworks would be disallowed (the bangers and whistlers). Some are so sudden and loud that our pets panic, hide and cower for some time. I wonder what effect the music and fireworks has on the horses, as well as the bright lights which reflect across the road.

Protection of Children -

I am concerned that we have occasionally found on the roadside such as needles and used condoms after partygoers have been by during the night. With alcohol readily available at events there could be an increase in these items which children going to school could find.

The late night noise causes loss of sleep, which affects the education and behaviour of children.

I do not object to stable related events, that is part of our countryside community life together with the give and take of neighbours, but these tend to be over before dusk and without music. Quob Stables is not the place to hold events that require a premises licence for the sale of alcohol and regulated entertainment without causing disturbance to a large part of the village and destroying the enjoyment of country life and our outdoor premises.

Ann Compton (Mrs)
Aysgarth, Durley Brook Road,
Durley, Southampton SO32 2AR
tel: ~~02380 20000~~
~~02380 20000~~

2, Church Farm ^{Licence Cottage},
Church Lane,
Dunelm,

18th Feb 2008.

SECRETARY
OFFICE
18 FEB 2008 2.17

Dear Sirs, I ~~was~~ RECORDED
confidential to

Keep about the application by
West- Stables for a Licence to sell
alcohol on certain days and occasions
I live just across the field
from West Stables - taking into
consideration what is happening
among our communities
would ~~not~~ please do not
allow alcohol to be sold to
these young people who think
it is a must. This has become

a crazed opinion. I can
see young people having a
good time ~~before~~ and elderly
family ~~woman~~ myself.

Please let just enjoy the buses
we see but not people doing
Pamile things through alcohol.
Cups of tea coffee and soft drinks
and some music would be no
Ramm. No alcohol please.

Yours sincerely,

Yours sincerely,
Teresa Cox Mrs.

CSS
RECEIVED
18 FEB 2008

FAO
jm
REPLY BY
3/3
IND 2340



"WEE HAME"
DURLEY BROOK ROAD
DURLEY
SOUTHAMPTON
SO3 2 2AR

16.2.08.

Dear Sirs,

Re: Quob Stables, Churchcroft Farm,
Durley Brook Road, Durley.

As I live a short distance from the above premises I wish to strongly object to the granting of a Premises Licence for the sale of Alcohol and Regulated Entertainment. I feel this would be detrimental to the area on all counts.

I hope you will give my objection your serious consideration.

Yours sincerely

C.V. Davis (Mrs)

CSS RECEIVED		
19 FEB 2008		
FAO Jm.	REPLY BY 4/3.	FILE NO 2356

John Myall

From: Steve Delmege [mailto:steve.delmege@btinternet.com]
Sent: 15 February 2008 10:42
To: Licensing
Subject: Quob Stables Application

Dear Sirs,

I am writing in connection with an licensing application I believe has been recently been submitted by Quob Stables of Churchcroft Farm, Durley Brook Road, Durley.

My main concern with this application is that it would basically give the applicants the permission to potentially hold an "event" every day of the year! I know that the stables do hold several events a year for good causes and whilst I believe that it's location is not ideal (very close to private homes, poor road junction, very limited public transport) I do support the charitable work it does. I believe we all have to accept that people/organisations will at times create some noise. However, to grant a license that would allow this to happen 365 days and nights a year is unacceptable. Even if the applicants say they will only hold a few each year, if this application is allowed I feel that there could be change of plan.

Without any form of limitation being able to be applied to the application (number per year, type of event, number of attendees etc) I believe it should be rejected. This would still leave the applicants able to apply for an individual license for the few events they plan each year.

Steve Delmege
Waterside
Durley Brook Road
Durley
Southampton
SO32 2AR

She said what? About who? Shameful celebrity quotes on Search Star!

Divette
Durley Brook Road
Durley
Southampton
SO32 2AR

~~01703 610000~~

Winchester City Council
Licensing Department
City Offices
Colebrook Street
Winchester
Hants.
SO23 9LJ

17 February 2008

Jm 5/3 2365

Dear Sirs,

**Premises licence for sale of alcohol and regulated entertainment: Quob Stables,
Churchcroft Farm, Durley Brook Road, Durley, Southampton SO32 2AR**

I write to object to the granting of a blanket licence to cover the staging of indoor sporting events, live and recorded music and provision of facilities for dancing on any day of the week between 0800 and 2330 hours and also the sale of alcohol on any day between 1100 and 0000 hours.

Durley Brook Road is a residential area comprising a wide range of houses and bungalows occupied by residents from all walks of life. There are a large number of retired residents – some very elderly – and also a considerable number of families with young children.

Whilst most of us have not been seriously inconvenienced by the events so far staged by the Quob Riding Stables, both the elderly and the families with young children have found their sleep considerably disturbed when these events have been taking place and their safety on the road threatened by the amount of traffic engendered. My husband and I have been happy to tolerate this nuisance on the comparatively few occasions it has occurred, but feel that it is more appropriate for the proprietors to apply for a separate licence on each occasion.

Despite any assurances to the contrary, it is clear that once an ongoing licence is granted, and separate applications do not have to be made, more events will take place. It would obviously be good business sense for the stables to generate income by hiring their premises to others for events of this nature. We would therefore list our objections as follows:

1. Public safety could be endangered by a large volume of traffic attending events. This may be the very large horse transport vehicles attending equestrian events or excessive numbers of cars attending music and dancing events.

Continued/.....

2. A very considerable public nuisance could arise from large numbers of mainly young people attending music and dancing events which could theoretically go on all day and where alcohol is available. They would be leaving late in the evening and the noise levels created by the shouting and noise from cars and motorcycles could be very considerable. Elderly people and young children would find their sleep disrupted by frequent loud music and associated noise.
3. There is also a likelihood of issues of crime and disorder resulting from those attending large events where alcohol is readily available and, in all probability, drugs may be used.

I would stress that we are not complaining about the operation of Quob Stables so far, and are prepared to accommodate the inconvenience of the occasional large events they naturally wish to stage. We appreciate that some of these events have raised considerable sums of money for charity. However, in order to ensure that the frequency of such events does not increase, we feel it is vital that a separate licence is obtained on each occasion.

Yours faithfully,



Mrs. G. M. Dicks



OFFICE SUPPORT
15 FEB 2008

10 10 10
JM 29/2 2331

13th February, 2008

Dear Sir,

Sale of alcohol and Regulated Entertainment

Quob Stables, Churchcroft Farm, Durley Brook Road,
Durley. Southampton. SO32 2AR.

We wish to register our objections to the proposed application for the sale of alcohol and regulated entertainment at Quob Stables.

We wish the following to be taken into consideration when this application comes before the Licensing Authority.

1) **Prevention of crime and disorder.**

The encouragement of loud and rowdy behaviour (already being experienced) late at night when those using the premises are leaving.

2) **Public Safety.**

When events are held a large number of cars and horseboxes cause congestion on Durley Brook Road when entering and leaving the premises.

The line of sight on this road is limited and heavy traffic is a danger to other road users and public safety.

3) Public nuisance.

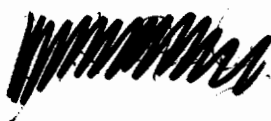
As residents living directly opposite to the entrance to the premises, we have been disturbed late at night by loud and rowdy behaviour by those leaving together with the noise of cars exiting. We feel that the granting of a licence to give permission for extending the hours allowed for alcohol consumption will inevitably exacerbate this situation in a quiet rural area. We therefore consider it inappropriate.

4) Protection of children.

The granting of this application will encourage under age drinking among young people attending events at the stables which could lead to bad behaviour.

We hope the concerns that have been raised by us will be taken into consideration when discussing this application.

Yours faithfully,



John Farley.

Winchester City Council,
City Offices,
Colebrook Street,
Winchester.
SO23 9LJ.

Mr. D. Fenner,
'Beeches',
Durley Brook Rd.
Durley,
Southampton,
Hants.
SO32 2AR.

11 February 2008

Winchester City Council,
City Officers,
Colebrook Street,
Winchester,
Hampshire.
SO23 9LJ

Planning Application – Quob Stables, Durley

Dear Sirs,

It has been brought to my attention that Quob Stables, Churchcroft Farm, Durley Brook Road, Durley have applied for a Sale of Alcohol and Regulated Entertainment Licence.

I am dismayed by the wide range of events of their application and the hours during which these activities are to be allowed.

I am objecting to this application on all four of the licensing objectives listed.

Prevention of crime and order: This is difficult to quantify but the availability of alcohol at almost any time of day, together with the attraction of strangers to the village can only increase the possibilities of crime in what is currently a relatively crime free area.

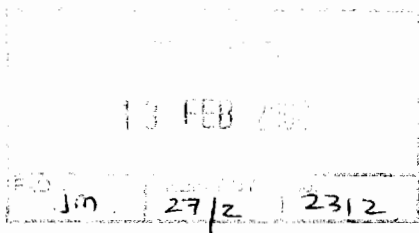
Public Safety: There has been a significant increase in traffic since the large display hall was constructed some five years ago and this is only going to increase further with the granting of this application.

Public Nuisance: There is already considerable additional noise from the extra traffic and the loud speaker system used during current events is also an intrusion. The addition of live and recorded music over the hours requested is likely to become intolerable in what is a quiet rural area.

Protection of Children: The introduction of alcohol in itself to an area frequented by children should be discouraged. The combination of horses, children and alcohol is a cocktail for a serious accident.

Without knowing what are the intentions of the owners of Quob stables it is difficult to be precise in my objections but with the far reaching spread of their application I can only fear the worse.

Yours faithfully,



"AMBERWOOD"
DURLEY BROOK ROAD
DURLEY
SOUTHAMPTON
HANTS SO32 2AR

~~Quob Stables~~

Winchester City Council,
City Offices,
Colebrook Street,
Winchester,
Hants SO23 9LJ

11 February 2008

Dear Sirs,

Sale of Alcohol and Regulated Entertainment – Quob Stables SO32 2AR

We write in response to a flyer posted through our letterbox today. We wish to object in the strongest possible terms to the Premises Licence application made by Quob Stables. Our reasons are as follows:

Prevention of crime and disorder – we already experience crime and disorder from Quob Stables. A neighbour has had their house sign ripped out of the ground and discarded near our house, and a bollard has been uprooted and left in another neighbour's front garden. In addition many summer nights are blighted by stable staff shouting and swearing and waking us in the process. Any proposal to licence consumption of alcohol on the premises would increase this problem many times over.

Public safety – there would be an increased risk of drunk driving which could affect any of the road users, pedestrians, or roadside dwellings in the area. Furthermore there is a well-known link between alcohol consumption and violence. As a result there would be a greater risk of violence to members of the public in Durley, or more likely, more people in the area staying in their homes for fear of violence.

Public nuisance – as related above, we are already experiencing public nuisance from Quob Stables up to once a week in the summer, at night time, typically 12.00 or 1.00 am. If there was an alcohol licence this would undoubtedly become a problem 7 nights a week. This would seriously degrade our quality of life, and reduce the value of our house. Furthermore the prospect of live and recorded music and dancing would enable discos to take place up until 11.30pm any night of the week. When previous musical events have taken place at the Stables (fortunately only once or twice a year in the summer) we have had to keep the windows shut which is unpleasant in summer. Having to do this all the time would further degrade our quality of life and virtually make us prisoners in our own home.

Please inform us of the final decision made in this matter.

Yours faithfully,

Charles J. M. Forrest

Rebecca L. Forrest (Mrs)

~~Rebecca L. Forrest~~

John Myall

From: Nigel Granger [mailto:nigelgranger@bt.com]
Sent: 19 February 2008 13:04
To: Licensing
Subject: Planning Notice Objection at Quob Stables

Dear Sir / Madam

As a resident of Durley Brook Road living approx 30m from the entrance to Quob Stables we wish to object to the 'Premises Licence' being granted to Quob Stables on the following grounds,

Public Safety:- The existing entrance onto Durley Brook Road is poorly sited with poor sight line for traffic approaching and exiting on the main road. We are concerned about the increase traffic along Durley Brook Road that will be come about with the extra traffic using the stables facilities. Durley Brook Road is supposed to have a 30mph limit on it and there is little regard is taken about the 30mph limit by many of the visitors to the stables, with few if no road marking (some we started a couple of years ago but never completed), the expected increased traffic will increase the poor standard of this road further. There are further safety concerns about the size of vehicles using the stables and with them crawling across the road and taken time to pick up speed, it won't be long before an accident will happen.

If there are to be major events at the stables then it may happen the vehicles will be forced to pack on the road which leads to problems with vehicles trying to pass them and safety concerns for the general public crossing the road.

Public nuisance:- At present many of the events at the stables evolve load music which during the summer when the main doors are open is extremely loud right up to the time the event finishes. They are then times when the noise of clearing up the event goes on until 1 to 2am. The noise is much worse for residences closer to the entrance where the noise of vehicle accelerating out on to the road is greater. The totally inadequate screening provided by the stables gives no barrier to deaden the noise.

Prevention of Crime:- As naturally happens at large events, criminals tend to see chances to make an easy living, this then encourages them to look at nearby properties which gives rise to concerns by the local residents.

We appreciate that the stables have produced some much wanted revenues for some very good charities, but we feel the number and length of future events need to be carefully watched over so that the local residents are not overally inconvenienced.

Regards

Nigel & Paula Granger

Gardenstown

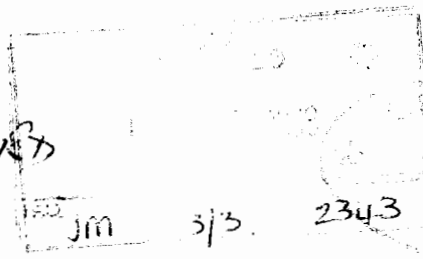
Durley Brook Road

Durley

Southampton

SO32 2AR

DERBY
CITY COUNCIL
DURLEY BROOK RD
DURLEY
SO32 2AR
15-2-2008



WINCHESTER CITY COUNCIL
CITY OFFICES
CULBROOK STREET
WINCHESTER
HANTS
SO23 9LT


Re Planning Licence Quat Stable, SO32 2AR

Dear Sir,

Re Quat Stable application for business licence. I'm most concerned for this application on the basis of public nuisance.

My house backs onto the paddock of Quat Stable and 200 YDS from out buildings. In recent years when they have held various evening/night events they seem to get out of hand, as people venture out onto the paddock many driving their vehicles around in a manner of "fun driving" with head lights full on illuminating our bedroom windows, at times as many as ten vehicles, this as well as the music spilling out loudly, untill past 1.0 AM keeping my whole family awake.

I made no official objection to complaint as I assumed it was only a few times each year, but if this type of disturbance is to increase as well as traffic leaving at late times for the 7 days a week untill midnight application then I strongly object.

Yours faithfully  D. GRAY

John Myall

From: ~~XXXXXXXXXXXXXXXXXXXX~~
Sent: 17 February 2008 11:45
To: Licensing
Subject: Planning Application Sale of Alcohol and Regulated Entertainment Quob Stables Church Croft Farm Durley Brook Road Durley Southampton SO32 2AR

With reference to the above application, I have serious reservations about the granting of such a licence in what would seem to be an unsuitable rural location.

Prevention of Crime and Disorder:

Opening events as stated to the general public runs the risk of providing opportunities for petty crime and disorder, especially on leaving the premises late at night.

Public Safety:

The influx of increased amount of vehicles entering and leaving the site will be a positive hazard. There is one access road into the stables which would mean an increased risk for traffic and pedestrians already using Durley Brook Road.

Public Nuisance:

The granting of a blanket licence for the hours and events stated could cause an extreme public nuisance as has already been shown by previous events when loud music has caused distress to families and residents.

Protection of Children:

The possibility of the sale of alcohol from Monday to Sunday, 8am to 11.30pm, at registered entertainment and the sale of alcohol from Monday to Sunday 11am to 11.30pm, would not be desirable at such a location as riding stables catering for a number of children who have riding lessons there. It is inappropriate for any horseriders to drink alcohol and then take their horses onto the roads as there is no provision for riding in the fields.

Children going to and from Durley School would also be at an increased risk from the extra volume of traffic.

In conclusion, I would suggest there would be more control over the suitability of events if an

application was made for each individual event.

Mrs A Hack

Brooklands

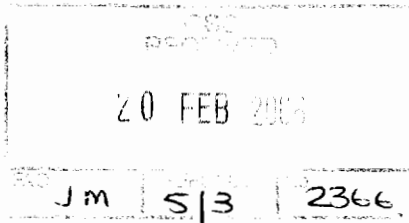
Durley Brook Road

Durley

Southampton

SO32 2AR

Confidential



New Strathcona
Durley Brook Road
Durley
Southampton
Hants
SO32 2AR

Tel: ~~01703 2366~~

Licensing Dept
Winchester City Council
City Offices
Colebrook Street
Winchester
Hampshire
SO23 9LJ

By email & post
18th February, 2008

Dear Sir/Madam

Re: Quob Stables, Durley,
planning application for sale of alcohol and regulated entertainment

We were alarmed to have just discovered that a planning application has been tendered by Quob Stables to be able to have alcohol and late night entertainment from Monday to Sunday. We are interested to know how, despite living in the immediate proximity of Quob Stables, we have only heard about this just a few days before the deadline and this was only via a conversation with a neighbour? Where were the usual planning application notices on this occasion and surely those living within the immediate vicinity, who will be seriously affected by such an application should have had the courtesy of being informed?

We seriously object to this application for numerous reasons.

This is a quiet residential area in the middle of the countryside. Whenever there are events/functions held at the Stables we have no choice but to listen to them whether we want to or not. We have a 4 year old daughter who cannot sleep when the stables have loud music/microphones playing that can be heard throughout the neighbourhood. We tolerate it as it is infrequent and we have little choice otherwise, however if a licence were issued, the stables would be permitted to have loud musical events any day of the week from 8am to 11.30pm, which is clearly unacceptable noise pollution. If we wanted to live near a nightclub we would have bought a house in town.

Continued.....

~ 2 ~

Winchester City Council
18th February, 2008-02-18

Cars coming and going at late hours is both noisy and disruptive, not to mention causing congestion and hazards along the road. The increase of traffic density is a potential issue, bearing in mind the speed in which traffic travels through what is supposed to be a 30mph zone with no speed measures in place, and large vehicles making sweeping turns to enter and exit the stables. This causes major congestion especially when there are horses going up and down the road too, but at night time would be even more disruptive (and dangerous) with noisy engines and piercing headlights constantly intruding into our home.

Everyone understands the social considerations of consuming alcohol and we feel strongly that this will definitely have an anti-social impact on the local community which is totally unacceptable. Already we have experienced loud and rowdy behaviour after events and certainly don't wish to have a repeat of this on a regular basis. From what we have seen so far, there are a lot of children involved with events at the stables, and alcohol (especially on a regular basis) in this situation is neither a good nor healthy model for the youngsters attending, nor an acceptable situation for those of us living nearby who have to listen to the singing, shouting & general disruption as people make their way home.

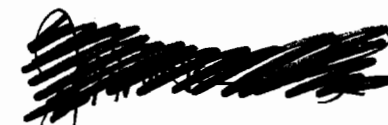
As we understand it, at the moment the stables apply for a licence for each event they wish to hold. Unless they want to increase the frequency, which is completely unacceptable to those of us who thought we were living in a quiet residential countryside area, and who tolerate the noise and disruption the current events already give us, purely because they are more infrequent, why is there a necessity to give a licence for pretty much 24/7 noise disruption (and alcohol) 7 days a week?

We trust that our objections will be given due attention and consideration when this application is discussed.

Yours faithfully



Mr G V Evans



Mrs J A M Helesfay-Evans

John Myall

From: Gordon Hobbs [REDACTED]
Sent: 13 February 2008 11:19
To: Licensing
Subject: Objection to application for a PREMISES LICENCE from Quob Stables Equestrian Centre, Durley Brook Road, Durley.

OBJECTION TO: Application for a Premises Licence from Quob Stables Equestrian Centre
for
Quob Stables, Churchcroft Farm, Durley Brook Road, Durley, Southampton,
SO32 2AR

I am writing on behalf of my family to strongly object to the council providing such a wide ranging premises licence to Quob Stables allowing the sale of Alcohol and regulated entertainment all day and everyday from 0800 to 2330.

Durley Brook Road is a fairly narrow country road with no street lighting and therefore this objection is based on:

- 1) Prevention of crime and disorder: "Visitors" will become aware of the limited lighting and crime opportunities possibly resulting in recriminations and disorder.
- 2) Public Safety: If events become well attended and there is insufficient parking within the Stables, cars might park along Durley Brook Road, causing obstructions to other motorists and residents' driveways. At night, with no street lighting, accidents will inevitably occur. Anyone using Durley Brook Road when children are dropped off or collected from Durley Primary School will know how hazardous this can be.
- 3) Public Nuisance: It is very noisy with music and fireworks when occasional parties are held now. This has frightened animals and children in our home. Also, there is a significant number of retired people in the area, who would not welcome this change of use. Quob Stables currently presents a pleasant, welcoming, rural image of horse riding, livery etc. Changing its activities, especially at night, seems out of place in this fairly tranquil village.
- 4) Protection of Children: School children need their sleep and it would certainly seem unfair and inappropriate for them to be kept awake from loud music being heard any day of the week up to 2330.

From these comments you can see we are very much against the granting of the licence.

From all at Steamerpoint, Durley Brook Road, Durley,
Southampton, SO32 2AR.
T/N: [REDACTED]

John Myall

From: Maitland Family [REDACTED]
Sent: 19 February 2008 22:05
To: Licensing
Subject: Premises Licence Application - Quob Stables Equestrian Centre, Durley

Dear Sir

We write to express concern regarding the Premises application that has been made for **Quob Stables Equestrian Centre, Churchcroft Farm, Durley Brook Road, Durley, SO32 2AR.**

Our property (Oak Tree Cottage, Durley Brook Road) is directly in front of Quob Stables.

We are concerned that the license applied for will allow for an unrestricted number of events with the sale of alcohol and music playing until 2330 hours for a possible 7 days a week.

Whilst we have not encountered any problems or nuisance with previous events Mrs Davies has organised we would not wish to increase the number of events held.

We therefore feel that there should be a limit placed on the number of events allowed under the license to a maximum of 8 events per year to allow Mrs Davies to proceed with her fund raising evenings and also allow for the local residents to enjoy the rural location in which we live in.

Yours faithfully

Andrew & Amanda Maitland
Oak Tree Cottage
Durley Brook Road
Durley
Southampton
SO32 2AR

Telephone [REDACTED]

3 Victoria Court
Durley Street
Durley
Southampton
Hampshire
SO32 2AA

18th Feb 2008

Dear Sir,

**Ref Application for Sale of Alcohol and Regulated
Entertainment – Quob Stables, Durley, SO32 2AR**

I write, as an 'Interested Party', to object to the application above on the grounds that if granted:

- The noise and associated disruption to local villagers will amount to a public nuisance.
- The safety of the public (who use the stables) will be at risk if users can drink alcohol whilst there.
- Children form a large part of the customer base and so will be likely to be exposed to additional harm if this mix is allowed to happen.
- There must be a real chance that crime and disorder is likely to follow as people under the influence disrupt the neighbourhood.

My house is about half a mile away from the stables as the bird flies, across fields and countryside. In the past, events have been held at the stables under current arrangements and even at that distance, the resulting loud booming music and sounds of people 'enjoying themselves' was simply not acceptable. Complaints to the police at the time were met with 'it's just a one-off'. I can only imagine what neighbours in the immediate vicinity must have suffered.

The nature of what is proposed (recorded music, sale of alcohol and provision of dancing facilities) is completely at odds with the nature of what most reasonable people would deem the core business of horse stables – to provide horse based activities. Why on earth do they need to sell alcohol?

There are two perfectly good public houses in the village, both equidistant from the stables and each very popular with 'outsiders'. Anyone who needs to consume alcohol can go to either.

I would urge the authority to seriously review the nature of what is proposed, listen to genuine local disquiet and refuse the application on the grounds set out above.

Yours faithfully,

Mr S D Mote

SWALLEYS MEET,
DURLEY BRICK ROAD,
DURLEY,
SOUTHAMPTON
SO 32 2AR

12/2/08

SALE OF ALCOHOL AND REGULATED ENTERTAINMENT
GOOD STABLES, CHURCHCROFT FARM, DURLEY BRICK ROAD
DURLEY, SOUTHAMPTON SO 32 2AR.

Dear Sir/Madam,

As a resident of Durley Brick Road, living almost opposite Good Stables, I wish to complain in the strongest terms to this planning application. We would have much more than sufficient to be worrying on the main roads, albeit this application, on itself, seems to cover a multitude of minor applications.

Since planning permission was refused some years ago, to which we objected, we have seen the traffic situation deteriorate rapidly, i.e. heavy goods vehicles, huge horse boxes and general increase of vehicle numbers entering and leaving the premises in constant with an traffic movement from area into a residential area and rural country lanes. Some of the large vehicles have difficulty in negotiating their way down to the delay and inconvenience of other road users.

The original application was for building stables but all kinds of functions are now held there since the present application of the site for some more extensive which will add to the general noise and disturbance.

The road into the premises has never been properly maintained and is being used as a hard shoulder. It is a road of dirt and gravel on Durley Brick Road and should be maintained as a road for the property where it is a public

nuisance.

The application quotes "Recreated Entertainment" which is strangely vague and begs the questions "what intention do I have regarding same by whom?"

Club Status are very extensive and if the proposed new activities are approved then one wonders what large crowds will attend and what aspects of Public Order, Public Safety & Public Nuisance will be infringed.

All the applied for events are similar found at 2300 hrs so local residents will no doubt be subject to late night-
noise and disorder especially if the provision of alcohol is permitted.

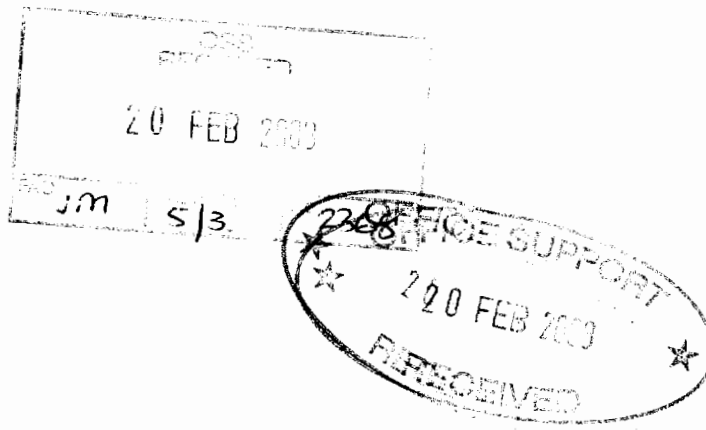
The application is totally inappropriate for this rural area and see the local residents view it with concern, distress and alarm.

Amely enough is enough!

Yours Faithfully
(Sarah)

(Mrs C. Williams)

Church Cottage
Greenwood Lane
Durley
Southampton
Hampshire
SO32 2AP



~~XXXXXXXXXXXX~~

19 February 2008

Dear Sirs,

Application for a Premises Licence from Quob Stables Equestrian Centre for Quob Stables, Churchcroft Farm, Durley Brook Road, Durley, Southampton, SO32 2AR

Background

We live at the above address, some 200 yards north west of Quob Stables. We attach an old aerial photograph which shows our house ringed in orange, Quob Stables ringed in red and Durley School ringed in yellow. You should note that because of the age of the photograph the full extent of Quob Stables' buildings is not shown. To the east and south west of Quob Stables you can see that, apart from the school, almost all other buildings are residential in a rural setting.

Quob Stables provides equestrian services. Infrequently gymkhana types of events are held, usually at the weekend. These involve the use of a public address system, which can be intrusive, but so far has been acceptable because of their infrequency. We presume that for the purpose of this licence application that "Indoor Sporting Events" is synonymous with these gymkhana events.

Representation

Quob Stables has now applied for a Premises Licence for the sale of alcohol and the provision of regulated entertainment as follows:-

Indoor Sporting Events	Monday - Sunday 0800 - 2330
Live Music	Monday - Sunday 0800 - 2330
Recorded Music	Monday - Sunday 0800 - 2330
Provision of Facilities for Dancing	Monday - Sunday 0800 - 2330
Sale of Alcohol	Monday - Sunday 0800 - 0000

Provided that the Indoor Sporting Events follow the same pattern as at present, as to frequency of occurrence and the volume of noise emitted, we have no objections.

We would need to be persuaded that it was necessary for a licence for Indoor Sporting Events to extend to 2330. This would mean horse boxes and other traffic exiting into Durley Brook Road at around midnight. We therefore recommend that the licence for Indoor Sporting Events should terminate at 2100.

As regards the Live Music, Recorded Music, Dancing and the Sale of Alcohol we object most strongly on the basis of the likely level of noise which will result. The council should be aware that at the moment one can almost hear a pin drop in the evening. We can certainly often hear word for word any conversations being held in neighbouring fields. Furthermore the buildings being used by Quob Stables, although of modern construction have no effective sound proofing. We are also concerned that the mixture of alcohol, horses, horse boxes and, maybe, children is a dangerous cocktail.

The Stables have exterior lighting which are left on all night 365 days of the year, causing light pollution. Could the Stables be asked to either turn off the lights after, say, midnight or to fit motion detectors to control the lights?

Yours truly,

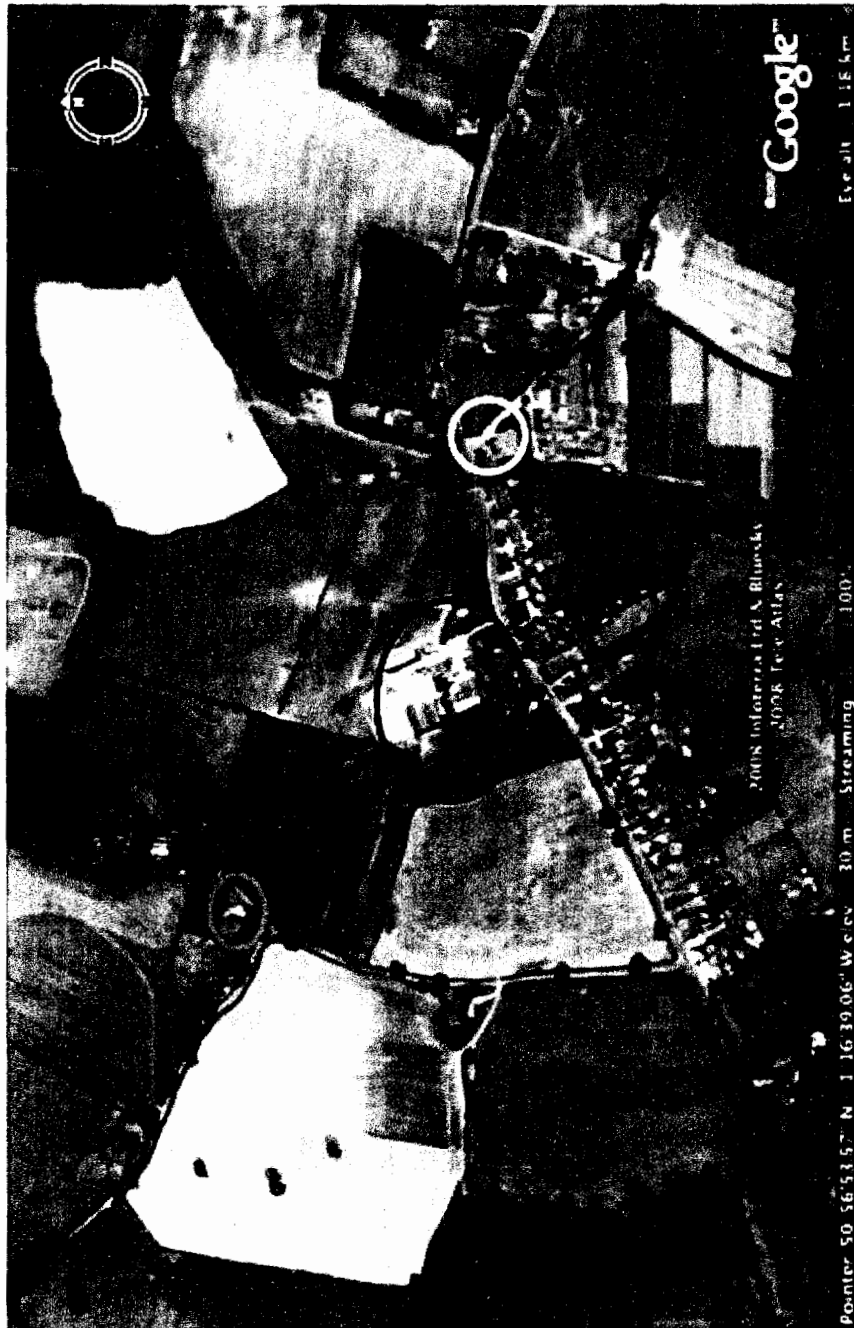
A handwritten signature in black ink, appearing as a dense, horizontal scribble of lines.

P.G.Owen

A handwritten signature in black ink, appearing as a dense, horizontal scribble of lines with a small loop at the end.

J.M.Owen

Aerial photo of Quob Stables and its environs



20 FEB 2008
JM 513 2369

STRAWBERRY ROAD
DURLEY BROOK ROAD
DURLEY



SOUTHAMPTON SO32 2AR
13. 2. 08

DEAR SIR,

SALE OF ALCOHOL & REGULATED

ENTERTAINMENT - QUOB STABLES - CHURCHCROFT FARM

DURLEY BROOK RD SOUTHAMPTON SO32 2AR

I WOULD LIKE TO OBJECT TO THE ABOVE AS I THINK THIS IS ENTIRELY UNSUITABLE IN A RESIDENTIAL AREA. PEOPLE ACTUALLY LIVE IN THIS AREA FOR PEACE AND QUIET AND ONLY LIVE IN THIS AREA FOR THAT REASON. OVER THE YEARS WE HAVE HAD CRIME AND DISORDER ALONG THIS ROAD BY UNDER-AGE PERSONS - GARDEN PROPERTY STOLEN, STATUES TAKEN FROM GARDENS, ROCKERY STONES REMOVED AND BUILDING WORKS INTERFERED WITH. TO HAVE PROPER UNDER THE INFLUENCE OF DRINK WOULD ONLY MAKE THE SITUATION WORSE.

2

THE RIDING STABLES GENERATE A CONSIDERABLE AMOUNT OF TRAFFIC AT THE MOMENT, WITH MORE ENTERTAINMENT THE SITUATION WOULD BECOME WORSE AND THIS COMBINED WITH ALCOHOL WOULD TREBLE THE PROBLEM. WHEN WE HAVE FUNCTIONS, THE PARKING OF VEHICLES IS ALMOST IMPOSSIBLE AND WE HAVE HAD IN THE PAST EVENTS WHICH HAVE CAUSED TERRIBLE CHAOS, WITH LARGE VEHICLES TRYING TO ENTER AND LEAVE THE PREMISES. THE WHOLE BUSINESS OF PUBLIC SAFETY SHOULD BE LOOKED INTO.

THE AMOUNT OF NUISANCE WILL INCREASE CONSIDERABLY AND WE HAVE IN THE AREA A LAY-BYE WHICH WE HAVE TO CLEAR UP THE MESS LEFT BEHIND, ONLY TO FIND CLEAR EVIDENCE OF DRUG TAKING IN THE AREA, THIS WOULD WITH DANCING AND LIVE MUSIC ONLY BECOME WORSE.

FINALLY THERE IS A PRIMARY SCHOOL IN THE AREA

3

WHICH CAUSED LARGE PROBLEMS WITH TRAFFIC AT THE MOMENT I CAN ONLY THINK THIS WOULD CAUSE MORE PROBLEMS THAN EVER. DRINKING AND MUSIC DON'T PROVIDE ROLE MODELS FOR OUR YOUNG PEOPLE.

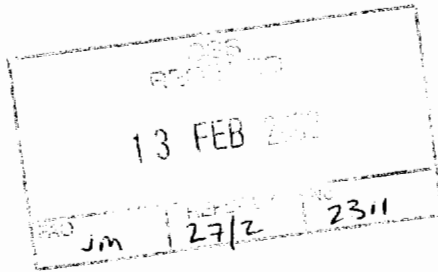
THERE IS ONE FURTHER POINT HORSES ARE VERY SENSITIVE ANIMALS AND I WOULD HAVE THOUGHT NOISY MUSIC AND SOMETIMES FIREWORKS WOULD BE FRIGHTENING TO THESE ANIMALS. PERHAPS THE R. S. P. C. A. COULD BE INFORMED AND LOOK INTO THIS MATTER.

DO PLEASE I BEG YOU PUT A STOP TO THIS ENDLESS USE OF ALCOHOL AND REGULATED ENTERTAINMENT.

YOURS FAITHFULLY

David S. Poole





Amalfi
Durley Brook Road
Durley
Southampton
SO32 2AR

11 February, 2008

Winchester City Council
City Offices
Colebrook Street
Winchester
Hants
SO32 9LJ

Dear Sirs,

**Ref: Planning application for the Sale of Alcohol and Regulated Entertainment
Quob Stables, Churchcroft Farm, Durley Brook Road, Durley, Southampton SO32 2AR**

As we live directly opposite the stables, we strongly object to the above planning application on all of the following grounds:

1. Prevention of crime and disorder
2. Public safety
3. Public nuisance
4. Protection of children

The stables are situated in a very quiet location, very narrow road (30 mile per hour limit with no pavement on one side), no street lighting, next to private dwellings where there is a mixture of families with young children and many elderly residents.

The sale of alcohol, live music and a vast number of people attending events would obviously result in congestion of roads and surrounding areas, noise pollution, rowdy activity all day, late into the night/early morning and possible vandalism on exiting functions. This is totally unacceptable to local residents.

The stable being used for normal stable activities and gymkhanas is one thing, but changing it into a glorified nightclub is something else and not reasonable or acceptable in this location.

We wish you to take our objections into consideration when deliberating this application.

Yours sincerely,

MR PC RICHARDS

MRS SM RICHARDS

Newlands
Durley Brook Road
SO32 2AR

12 February 2008

Re: Quob Stables – Application for a premises licence

When the application for a riding school and facilities was made, we supported it; it has allowed the farm to diversify, and we feel that the establishment offers much needed and high quality facilities for horse riders of all abilities from a wide area.

But we have since seen the extensive premises used for large non-equestrian events, and some smaller parties, which cause a measure of disturbance through noise from loud music, increased traffic and some high-spirited behaviour.


We therefore **object** to the granting of any licence which would allow this to happen frequently and throughout the day.

We are also concerned that guests at late night parties on the premises where alcohol is present are also at considerable risk to themselves if, as we have seen, they attempt to walk out of the village in either direction along the narrow winding country road with no pavements.

Some more attention to the planted hedge screening which was a condition of granting the original application would also be appreciated. It appears some of the planted trees have died, and need replacing.

Yours faithfully

DC & JM Simmons


To: Winchester City Council,
City Offices, Colebrook St,
Winchester. SO32 9LJ.



THOS

JUSTIN BROOK NY

SO32 208

★ 19 FEB 2008 ★

OFFICE SUPPLY

RECEIVED RECEIVED

19 FEB 2008

REP/NAVY NO. 2358

18.2.08

Dear Sir / Madam

Re STATE OF ACCOROT 2 QUOS STAKES.

I was astounded to hear that you are considering giving a license to sell alcohol at Quos STAKES in Duley local Road.

We already get rambly teenagers coming from the premises & other in the village causing a nuisance. As we do not have street lights. Being a village, it is easy for these like to hide & get away from outthit.

We have had pub and a commity centre where alcohol is consumed. We do not have a Police station in our village. The court is at Headquarters at Nettle. So you can understand why we are very worried at

being yet another venue for the sale of alcohol.

last summer the use several mixed cars

held at this venue will use a total minimum with cars parked in our street people buying down nearby (it is always worse when they have had a drink), will no one to police the cars or this will leave unbracketed just

so that the amount of Quot STAKES, ONE point, can be seen side !! I do not think this is fair

We are a village not a town, two pubs & a commity centre surely are enough plus I say No, please do not allow our

village to have this alcohol nuisance !!!

Thank you for your time

~~Justin Brook~~ (Mrs) Parnier

John Myall

From: David Sutton [REDACTED]
Sent: 12 February 2008 20:46
To: Licensing
Subject: Licence application ref Quob Stables Durley SO32 2AR

Mr and Mrs D. Sutton
LISMORE
Durley Brook Road
Durley
Southampton
SO32 2AR

With reference to the Licence Application for Quob Stables Durley.

We have been in the area for the last four years and live within 200metres of Quob Stables. During this time there has been a steady increase in traffic, horse boxes, functions at the premises, light pollution and periodic excessive "music" noise. The premises appears to be moving more to entertainment than its original function as a riding stables. Durley is a quiet rural village and naturally has equestrian interests. Allowing an entertainment and a full alcohol licence will increase the usage of the premises for no equestrian purposes.

Problems

The through road through Durley, Snakemoor lane and Durley brook road, is already over congested with traffic, usually driving well above the limit. The size of Horse boxes and there volume on the ever increasing event days causes severe dangerous driving along Snakemoor Lane as well as increasing danger to pedestrians and our children.

Having a full entertainment licence with all day drinking will bring in non equestrian clientele creating after hours rowdiness and dangerous driving a potential for crime and disorder. Problems have occurred in recent times with youths, pub crawling, causing petty damage to property.

The influx of more partying non residents brings the greater danger to our own children.

The movement of this premises away from its main function towards an entertainment area with loud music, unruly drinking and unpredictable behaviour until late hours will cause a public nuisance and is not the type of business that is wanted within this quiet Village.

There is a local school with over 100 children. Allowing this licence, which inevitably will lead to some disorder and an increase in outside unknown people is a potential danger to these children and our Village children.

We strongly appose the application for this "Premises Licence" for the "Sale of Alcohol and Regulated Entertainment" being granted.

Your Sincerely

Mr and Mrs D Sutton



Adelaide
Durley Brook Road,
Durley,
Hants
SO32 2AR

14th February 2008

PREMISES LICENCE FROM QUOB STABLES EQUESTRIAN CENTRE
CHURCHCROFT FARM, DURLEY BROOK ROAD, DURLEY, SO32 2AR

Dear Sir,

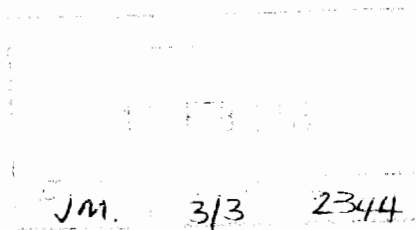
Hand posted through our letter box is a Notice of a planning application for the Sale or Alcohol and Regulated Entertainment, although it has the Winchester City Council address at the bottom of the page we do not believe it originated from you because the licence does not require planning permission. Unless there is an application for planning notice also that we have not received.

If there is an application for the sale of alcohol, we would like the Council to consider our comments on the events held last year at this premise. We were unaware of all but one of the events that were held at the stables. The events are supported mainly by the young people who either ride or take part in the care of the horses. Loud amplified music was played until midnight, and this was so loud without any intermission for the duration of the evening that it was impossible for us to sleep, or open our windows on the warm summer evenings and the music constantly woke the children in our care.

Because the stable driveway is long, sandy and up a steep incline, the traffic entering and leaving and then returning to pick up people leaving the function created heavy plumes of dust which deposited on the inside of our windows sills and across our garden making it impossible for us to enjoy a warm summer evening outside in our garden.

When the event finished we then endured drunken youths running along the pavement shouting offensive language, and young girls screaming. This caused alarm and distress because we did not know whether the young people were fighting or the girls were being harassed and as we are both registered foster carers we were naturally concerned for the two frightened young children in our care.

.Without any street lighting along Durley Brook Road, it is impossible to see what is going on and this causes greater anxiety. When our security light was activated we saw drunk lads and girls as young as 13 to 14 years in a group outside our neighbours property, there was a lad urinating in our garden and other lads were throwing missiles, and shouting to what must have been a group of people ahead of them. Obviously, our greatest concern was the impact of this frightening drunken behaviour on the children in our care. When we were assessed for fostering, it was deemed that we lived in a quiet, tranquil, friendly village where children could feel safe.



We know that a large number of drunk under age children walked past our home the evenings of the events and it must have been of a great coincidence if they were not at the event but just happened to be drunk in the area on the particular evenings / night.

In the morning after one of the noisy drunken uevents we found three of our hedging shrubs had been uprooted and pulled out of our garden and discarded in the road. We reported the evenings activities to our local Neighbourhood Watch organiser, but although we did not sustain a lot of damage, the whole incident of drunken young people is very distressing.

We were also told the vast majority or young people who attended the events were from outside the village and walked past our home to Fair Oak, Bishopstoke and Hedge End.

We would be grateful if you could visit the premises before you make your decision, so that you can see for yourselves the environment in which it is so easy for under age drinking to occur and the sort of behaviour we have experienced.

Yours faithfully,

Two large, illegible signatures that have been completely blacked out with heavy marker. The first signature is positioned above the second one.

Mr. & Mrs. Viola

John Myall

From: ~~XXXXXXXXXX~~

Sent: 17 February 2008 17:47

To: Licensing

Subject: Quob stables, Churchcroft farm, Durley Brook Road, Durley.

Dear Sirs,

We wish to object to the above application on the following grounds:-

Any increase in vehicles using the above premises will have to enter and leave the site via an entrance that at times can cause problems now. Hold ups are not uncommon.

Any loud noise, including music, would impact negatively on people living in the area keeping people awake until the early hours. Customers leaving licenced premises are renowned for being noisy.

The site is very close to the local infant/ junior school any bad behaviour would be a very poor example. The possibility of drunkenness near the school seems almost certain to happen.

Yours sincerely

Mr M C and Mrs C Wakefield
Myrtle Cottage
Durley Brook Road
Durley
SOUTHAMPTON

Mr. & Mrs. Walker
Lyons Cottage, Durley Brook Road,
Durley, Southampton,
Hampshire. SO32 2AR
Tel: ~~0700000000~~

15th February 2008

**Head of Legal Services
Winchester City Council
City Offices
Colebrook Street
Winchester
Hants
SO23 9LJ**



Dear Sirs

Re: Application for Premises Licence - from 'Quob Stables Equestrian Centre' for 'Quob Stables, Churchcroft Farm, Durley Brook Road, Durley, Southampton, Hampshire. SO32 2AR'

OBJECTION

I wish to register our objection to the above application, our reasons are as follows:

1. **The Prevention of Crime and Disorder**
Teenage and young participants the main clientele.
Availability of alcohol all day every day. We see the tragedy of binge Britain, we do not want to see us become victims of binge Durley.
2. **Public Safety**
Extra traffic on an already very busy road. When previous social functions were held at this equestrian centre traffic arriving and vacating is heavy and constant, this increases the dangers to children and the elderly.
3. **Public Nuisance**
The buildings have no insulation, the walls are only sheet metal. We know from experience, when previous social functions and horse competitions occur the noise is unbearable, requests to turn down volume of music and tannoy are ignored. Complaints have been made to the Environment Department. This equestrian centre is very close to residential properties.

Jm 4/3 2353

Mr. & Mrs. Walker
Lyons Cottage, Durley Brook Road,
Durley, Southampton,
Hampshire. SO32 2AR
Tel: ~~01253 401111~~

4. **Protection of Children**

As stated previously the increase in road traffic that will occur if the licence is granted will be a great danger to the children attending the nearby Primary School. The availability of alcohol to the young clientele at the equestrian centre has all the dangers that you read about in our Daily Papers.

Whilst we appreciate that Quob Stables are running a 'horse' business, it should also be remembered that 'stables and equestrian' implies countryside and horses NOT alcohol and music, where will it stop?

NO LICENCE SHOULD BE GRANTED.

Yours faithfully,



Mr. & Mrs. Walker

14th February 2008

*The Old Stables
Greenwood Lane
Durley
Hampshire SO32 2AP*

BY EMAIL & ROYAL MAIL

Tel: ~~01256 77000~~

Licensing Dept;
Winchester City Council
Colebrook Street
Winchester
Hampshire **SO23 9LJ**

jm 3/3 2334

Dear Sirs

RE: PREMISES LICENCE – QUOB STABLES, CHURCHCROFT FARM
DURLEY BROOK ROAD, DURLEY SO32 2AR

We live at the Old Stables directly and almost abutting to the rear of Quob Stables in Greenwood Lane, Durley and like the Durley residents in Durley Brook Road, suffer all effects emanating from these premise.

We refer to the application submitted by the above for “The Sale of Alcohol and Regulated Entertainment” and wish to object to such application in its entirety for the following reasons:

a) Prevention of Crime & Disorder

We believe that the potential sales of alcohol from 0800 to midnight will lead to unruly conduct and attract other undesirable elements to a quiet rural village and will also lead to other crimes such as drugs and violent disorder. The peace of local residents along the main road will continually be disrupted until the small hours of the morning and this could happen seven (7) days per week and bring local residents into dispute with the visitors and the Licensees.

b) Public Safety

The entertainment and alcohol planned will also result in additional traffic to the main road and in particular late night comings and goings. The only people arriving and going from the premises will have to do so by motorised transport that will also lead to the encouragement of drink and drug driving in the area. The premises is first and foremost a stable and riding school with many horse always in attendance and we question the wisdom of having such disruptions and noise in the close vicinity of livestock.

c) Public Nuisance

We already put up with the incessant noise from Quob Stables in the normal course of their business with loud public announcements and music being played over the public address system both during the day and night time. They also hold “firework parties” in the evenings outside of the traditional and ritual times for such events that also must upset the livestock. All noise coming from the premises is loud at the front for local residents but, due to an amplifying effect along the valley, we bear the brunt of all out door activities making it impossible for us to enjoy our own garden either on our own or with guests. We realise that there must be a certain amount of noise for any business and we have never complained about these premises before but the present proposals takes this beyond that of a stable and riding school and with the

open ended arrangement being sought of a full entertainment and drinking licence the colour of the business changes dramatically with the potential to absolutely wreck the peace and quiet that people rightly enjoy in such an environment as Durley.

d) Protection of Children

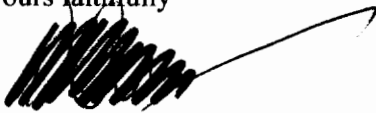
Just 200 yards up Durley Brook Road from Quob Stables is a successful and busy primary school. Quob Stables has asked for a licence to begin at 0800 hours each and every day at a time when mothers are trying to safely deliver their children to school. This road is already precarious enough with through traffic, that is increasing all the time, attempting to negotiate its way through all the parked vehicles and any addition to this would be extremely foolhardy. Potential drunkenness and disorder through out the day has to be a further consideration that will affect these children and their safety whether perceived or real.

We feel we must ask the following questions?


- (i) Why do they need such an open licence?
- (ii) Why can they not apply for an applicable licence (Occasional) as and when they require it so that any licence granted by the Licensing Justices is on individual merits and previous good or bad behaviour can be assessed before granting?
- (iii) Do they intend to become a full time public entertainment arena with their existing core business becoming ancillary to it?
- (iv) Are the premises suitable for public entertainment with all safety and fire risk properly assessed by the relevant authorities?

All in all these premises have become a thorn in the side of the villagers and we feel that we must voice ours and their concerns over this matter.

Yours faithfully



R D Warren (Mr)



A H Warren (Mrs)

BY MEANS OF RECORDED
DELIVERY POST.

LITTLE LIONS
DURLEY BROOK ROAD
DURLEY
SOUTHAMPTON
SO32 2AR
TEL: [REDACTED]

6th February 2008

Dear Sir,

Planning Application for sale of
Alcohol and Regulated Entertainment
at Quob Stables, Churchcroft Farm, Durley.

I refer to the above application and I will endeavour to ensure my representations meet your deadline of 20th February 2008. You have only given me one week from my receipt of notification of this application. I cannot comply with your request to use your web site I do not have a computer and I consider it is unfair to restrict replies to a web site only. This may be unlawful and you have not included under what provisions this application is made. I have visited Bishops Walkham library and have been advised the legislation is only available at a reference library. I will try and visit Winchester library but as I say I only have one week to do this.

Quob Stables moved to Durley about 10 or 12 years ago. Churchcroft Farm used to be a farm. It has gradually developed into the size it now is. I consider the lawful pursuit of equestrian events/use would be in keeping with a County Area. Durley Brook Road is now subject to large

2.

horse boxes and other Quob Stables traffic. Parts of Darley Brook Road and Snake Moor Lane are without a pavement. The current noise levels of music and fireworks emanating from Quob Stables create a nuisance to local residents and visitors to the area.

I have the following representations -

- ① I know of no crime or disorder at Quob Stables. The premises are not open to all the public. Vehicle use to and from Quob Stables is a traffic hazard on a road already over used.
- ② I consider the volume and size of motorised vehicles to and from Quob Stables has an impact on the safety of other road users of Darley Brook Road and Snake Moor Lane.
- ③ The granting of the aforementioned licence as applied for will definitely be to the detriment of the public. The noise is a nuisance. The sale of alcohol and its consumption on these premises should not be allowed. I rely on Winchester City Council ensuring Quob Stables is conducted in a proper and lawful manner, particularly on special event occasions.

Jim 5/3 2017th February 08

Dear Sir

Planning Application for sale of
Alcohol and Regulated Entertainment
at Just Stables Churchcroft Farm, Durley

I refer to the above application. I make the following representations with limited time to do this.

Just Stables took over Churchcroft Farm some decade or so ago. Gradually it has grown to the large complex it is now. There is now many large horse box vehicles to and fro each day together with other traffic coming and going. Durley Brook Road is not suitable for this increase of traffic.

I can accept and find it understandable that loudspeakers are in use of on events such as gymkhanas but I cannot accept the noise of music and fireworks in the evenings. I fear the granting of this application will greatly exacerbate the noise problem. Individual applications enable the authorities to deal with these applications accordingly. A seven day licence from 0800 to 2330 hours daily is not acceptable. You will know

Quob Street has gradually increased
to its present size as a result of
applications over the years. Enough
is enough and I consider a limit
has been reached. In my opinion
this application for Music, Dancing
and the sale of Alcohol should not
succeed. It will create a public
nuisance and is to the detriment of
road users in Darby Brook Road. It
will become a hazard to the safety
of the public.

I am surprised you have
restricted the sending of representations
to a 14 day limit. I feel strongly
about this matter and I trust you
will accept my representations by
recorded delivery.

Yours faithfully,

~~XXXXXXXXXX~~

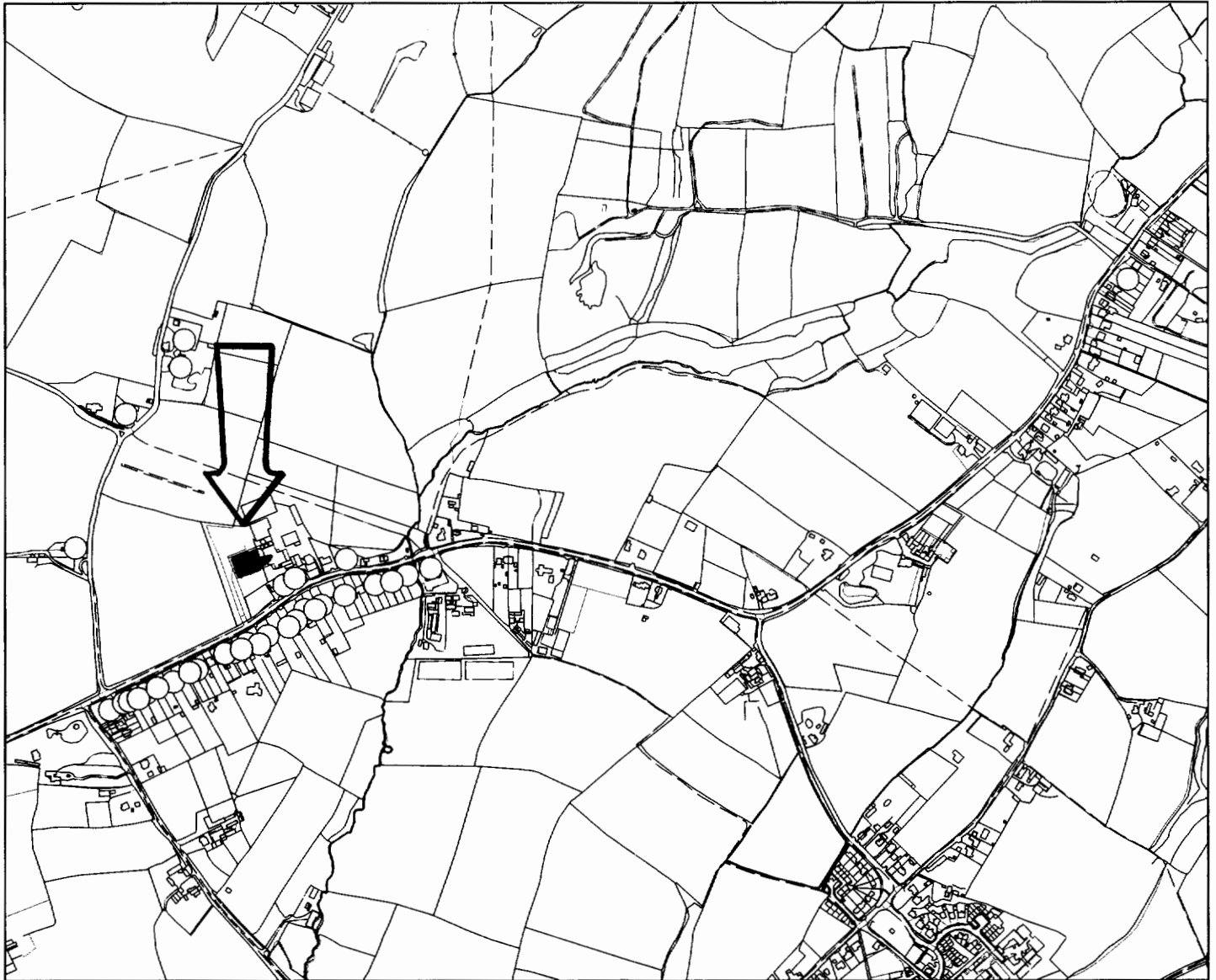
(MRS. B. A. WHEELER)

Quob Stables Equestrian Centre

Locations of Interested Parties



Winchester
City Council



Legend

Km 0.2 0.4 0.6 0.8



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Organisation	Winchester City Council
Department	Legal Services
Comments	
Date	06 March 2008
SLA Number	00018301

Scale: