

Matt Barker

15 Cornes Close

Winchester

SO22 5DS

Received 20 December 2023

Subject: Concerns Regarding Licensing Application for Alcohol and Events at The West Downs Centre

Dear Sir/Madam

I am writing to express my concerns and objections to the recent licensing application submitted by The University of Winchester, The West Downs Centre, which seeks permission for alcohol, music, and events outside until midnight every day of the week.

As a resident of Cornes Close, I have become aware of this application and wish to strongly oppose the proposed idea. The West Downs Campus is nestled within a residential area, and I believe that extending the permissible hours for outdoor activities, particularly in the evening, poses significant challenges for the community.

Several points contribute to my opposition:

Noise Disturbance: The West Downs Campus, particularly during the early summer months, is already a source of considerable noise emanating from university dormitories. Encouraging outdoor drinking and gatherings until midnight will likely amplify the disturbance. This poses a direct impact on the residents, including my children and others in the vicinity, disrupting their schooling and study routines.

Impact on Working Individuals: Many residents, including myself, adhere to a routine that involves early bedtime due to work commitments. Extending the outdoor events until midnight will adversely affect our ability to rest and prepare for the next day's responsibilities.

Proximity to Alternative Entertainment: The University of Winchester has the King Alfred Campus with an existing student union. Additionally, the city centre, replete with pubs and bars, is conveniently located a short walk down the hill. Considering these alternatives, there seems to be no compelling need to extend events into the residential areas.

Consideration for Expansion: If the university requires additional spaces for student entertainment, I propose that efforts should be directed toward expanding existing facilities, such as the student union, rather than encroaching on residential zones.

I appreciate the university's commitment to providing a vibrant student life, but I believe it is crucial to strike a balance that respects the tranquillity and well-being of the surrounding community. I kindly urge you to reconsider the proposed licensing application and explore alternatives that minimize disruption to the residents.

Thank you for your attention to this matter. I look forward to any updates or discussions regarding this application.

Sincerely,

Regards,

Matt

Kate Bickford

41 Cornes Close

Winchester

SO22 5DS

Received 20 December 2023

Re: Licensing application, the University of Winchester, West Downs Centre

Dear Sirs

As a resident of Cornes Close we vehemently object to this application on the basis that it will cause considerable noise nuisance to all the families in the immediate vicinity.

Despite assurances from the University in the past, we have on a number of occasions had to complain about the noise on the West Downs Campus.

This application will only exacerbate this problem.

It is a residential area with many houses in which young families reside and whose children would be trying to sleep when such events occur.

Yours faithfully

David and Kate Bickford

Anne Doughty
44 Cornes Close
Winchester
SO22 5DS

Received 20 December 2023

Re: the application from the University of Winchester for New Premises License for West Downs Centre

To whom it may concern,

I am writing to you to strongly object to this proposal.

My house in Cornes Close borders directly onto the West Downs Center and my bedroom window looks out onto it.

We can hear any noise that arises from there. For example over the years Wedding receptions have taken place there and alcohol was being sold from some bar on the other side. Inevitably people/guests spill out and it can get quite raucous and noisy.

Usually the windows of the West Downs Centre are kept open because it gets too hot in the building which doesn't help matters.

During the summer, during an event, the noise can get quite loud especially as we, too, need to open our bedroom windows when it's hot and because my husband WORKS, he needs to get a good nights sleep which can be difficult with noise coming from the university.

I suffer from MS and need an uninterrupted nights sleep.

It can be assumed that even though the proposed finishing time is mid night that by the time everyone has exited the site it will be well past 12.45am. It's not rocket science to know that people will linger and their behaviour may become noisy and unreasonable especially if they are under the influence of alcohol.

I'm sorry to sound like a real party-pooper. Over the years the residents of Cornes Close have built an excellent relationship with the University and we have learned to live peacefully with each other. I sincerely hope this good relationship will continue.

Thank you for your help.

Best wishes,

Anne Doughty

Alex Bouras

42 Cornes Close

Winchester

SO22 5DS

Received 20 December 2023

Re: University of Winchester, the West Downs centre - New premises licence

Dear Licensing Section

I wish to object to the New Premises Licence application being made by the University of Winchester.

My house shares a boundary wall with the West Downs Centre and the noise from events at the Centre already detrimentally impacts my quality of life and that of my wife and our two children.

My bedroom overlooks the Centre and, particularly in the summer when I have my windows open, it is very difficult to sleep when events are ongoing. Currently, events cease at 11pm and the noise of people clearing up and exiting the venue goes on beyond this time. This noise already causes public nuisance for me and my family.

If the events can take place inside or outside, every day of the week until midnight, this would be intolerable for me and my family.

I did not object to the planning applications by the University when it wanted to expand the buildings on its West Downs site. However, this proposal impacts on our ability to sleep at night and the University must recognise that the site it chose to expand is nestled within a residential area and, as such, it is unreasonable to operate noisy events at such late hours.

In addition, I note that the application seeks to supply alcohol for consumption off the premises and this clearly poses more of a risk to the local residents, both in terms of nuisance and public safety.

Yours faithfully

Alex Bouras

Neil Ellis

25 Cornes Close

Winchester

SO22 5DS

Received 21 December 2023

Re: Objection - West Downs Center Winchester University Licensing Request

Good evening

We would like to object to the licensing above & attached as per below;

* The Prevention of Public Nuisance

It's seems absurd that the university require a 7 days a week/13 hours a day until midnight. They have the University Union for that type of thing. The noise is bad enough during Threshers week & even more so during the summer with foreign students. We are consistently calling the Security telephone numbers to end the noise late into the evening & overnight.

Our house backs onto the student housing at West Downs & there is litter left down the alley to the campus on a regular basis at night

* The Protection of Children from Harm

There is a nursery next door with very young children & the nosie from music & groups of people could cause distress when they are in their private outside area

Can you please confirm that this is the correct way to lodge an objection?

Regards

Neil Ellis

Margaret and Martin Gregory

38 West Hill Park

Winchester

SO22 5DY

Received 22 December 2023

Re: West Downs Campus application for Premises Licence

Dear Sir,

We have been residents of West Hill Park, Winchester since 1988 and our garden backs onto the West Downs Student Village.

We feel that granting a Premises Licence would impact our sleep and privacy very much.

At certain times, particularly in the summer and at weekends, we have to ring up security to complain about the noise levels coming from the student accommodation. Not only do we have to put up with loud music, talking, shouting and screaming, but also the very disgusting smell of dope being smoked on-site which wafts into our bedroom at night.

We feel that granting a Premises Licence will encourage the students to play even more loud music once they go back to their accommodation after a late night and also to be quite rowdy on their way back to their students houses.

Please reconsider this application as we do not want things to get even worse for the residents of West Hill Park.

Thank you.

Margaret and Martin Gregory

Thomas Roy Patterson

1 Cornes Close

Winchester

SO22 5DS

Received 01 January 2024

Re: New Premises Licence for The West Downs Centre, Romsey Road,

I am writing to object to this application in the strongest terms for the following reasons.

- The University already has adequate facilities for the types of entertainment described, in areas without such close residential accommodation.
- The original application for the development at West Downs was approved without any request or deemed requirement for such a license and this “creep” of inconvenience to local residence is not fair on those of us locally who initially were happy with the development. It is well below the level of integrity I expected of the University and breaches what was originally promised.
- There will be a significant increase in late night, alcohol uninhibited, student activity in the area which will be extremely unpleasant for local residents.
- The noise of outdoor (and even loud indoor) music events is a serious concern for those of us who like to enjoy our gardens. There is absolutely no need for such activity. It does not add anything to the academic reputation or capabilities of the University.

Please also note that the blue notices outside the University were being changed today (1/1/24) to a different version. I am not sure they are complying with the publication requirements.

Thomas Roy Patterson

Gavin Brown

36 Cornes Close

Winchester

SO22 5DS

Received 02 January 2024

Re: Objection to Application for licence for West Downs Centre, Winchester
Univeristy

I would like to object to the application by the University for licences for the West Downs Centre.

My objection is to the hours for which the licences are being asked: they are asking for the licence or events and the sale of alcohol through until midnight 00:00, which I think is too late, and would rather any events and any consumption of drinks ceased by 11:00 pm.

In the past there have been events in one of the halls, of the older building on that campus, that neighbours Cornes Close- where I live- and these have been annoyingly loud and noisy. There are several houses with very young children close to the campus, and they are disturbed both by the noise of the event and the noise of the event-goers as they later leave the site. Whilst these events seem to have finished about 11:00pm they have been more or less tolerated. However events going on 'til midnight, along with the likely comings and goings until 01:00 am will be even more of a nuisance and disturbance; hence my objection.

Also, although the path through Cornes Close is closed by 10pm, some more drunken or adventurous revellers have been known to climb the gate or continue loud discussions at it, which further disturbs and alarms the neighbouring households.

Yours sincerely
Gavin Brown

Stuart J Blyth

2 Cornes Close

Winchester

SO22 5DS

Received 02 January 2024

Re: Objection to granting of an outdoors entertainment license to Winchester University West Downs Centre

To whom it may concern,

Whilst I have no objection to the granting of an indoor license for the above referenced premises for the activities listed on the entertainment license application, I have strong objections to the granting of an outdoor license for such listed activities. Cornes Close is a residential community of fifty homes immediately adjacent to the West Downs Student Village. The granting of a license for outdoor entertainment immediately adjacent to a residential housing estate is totally inappropriate, it clearly constitutes a public nuisance. The fact that there are many young children in the neighbourhood, whos' sleep could be disrupted until beyond midnight, also mean that the application is completely in conflict with the requirement for the protection of children from harm.

Yours Sincerely

Stuart J Blyth

Helen Dawson

24 Cornes Close

Winchester

SO22 5DS

Received 03 January 2024

Re: Representation re: application for The West Downs Centre

Re: application from The University Of
Winchester, The West Downs Centre, Romsey Road, Winchester, SO22 5HT for a
New Premises Licence for The West Downs Centre, Romsey Road, Winchester,
Hampshire, SO22 5HT.

I object to this application on the grounds of public nuisance, crime and disorder and protection of children from harm.

The licensing application is completely disproportionate given the residential nature of the surrounding area. My garden backs onto The West Downs Campus and I currently have to call several times a year to complain about noise and antisocial behaviour. This will escalate with the extensive license being requested.

A previous wedding held on the campus in the old school building had music and shouting so loud from the business centre building that I could hear it in my house. Presumably, this was under a temporary event notice. Similarly, a gathering of students singing obscene songs gathering before a ball off the campus has disturbed our peace and is completely unacceptable adjacent to children sleeping. All of this without the licence proposed. Whilst it is reasonable to tolerate the occasional party from one's neighbours, the proposal here is for alcohol to be served every night, including weekdays until midnight. This is an unreasonable proposition to have to endure alcohol fuelled disruption on weekdays 365 days a year until midnight.

Currently, student events such as "bop" take place on the main campus. The noise disruption from these is considerable. I was a mature student at the university in 2022 with evening lectures. At 7pm the noise from revellers heading to bop was so loud on the main campus that our lectures had to be moved to another building. Opening the door with this licensing request on West Downs would potentially spread this antisocial noise from the centre of the main campus to West Downs to the detriment of ordinary residents.

A number of the proposals are for outdoor activity until midnight:

Provision of plays

Provision of films

Performance of dance

Performance of Live and Recorded Music

Late Night Refreshment

The only outdoor space on the campus of a reasonable size for these activities is adjacent to the residential gardens of Cornes Close. It is a public nuisance to license these activities until midnight 7 days a week.

A reduced scope limiting activities to indoor and only on weekends until midnight would be much more reasonable and would not harm the university's commercial objectives.

Best wishes,
Helen Dawson

Cllr Martin Tod

3 Weeke Manor House

Loyd Lindsay Square

Winchester

SO22 5NB

Received 03 January 2024

Re: Re: Application for a Premises Licence - The University of Winchester, The West Downs Centre, Romsey Road, Winchester, SO22 5HT

Many thanks for the update.

Even with these changed times for music, I'm concerned at the potential for nuisance to neighbours from all the outdoor activities listed if they continue till midnight, including films, plays, dance and 'anything similar to live music, recorded music or the performance of dance' - and the lack of clarity about where these activities might take place.

I'm also concerned about the supply of alcohol for consumption off the premises until midnight.

Do we have standards for new outdoor venues in areas where there has not been outdoor evening events? Can we restrict where these outdoor activities might be held - for example to the inner garden courtyard? If this isn't possible, is there another way to require them to be more specific about where any outdoor events might be (or not be)? Is 11pm the standard for residential areas and the only restriction where there hasn't previously been outdoor performance? Are there also limits on volume and amplification and can there be appropriate restrictions on the frequency of events?

It's essential that the rights of neighbours who have not been affected by such activities until now are suitably protected.

Best wishes,

Martin Tod