

**Monmouthshire Licensing Authority  
Licensing Act 2003**

**REPRESENTATION FORM FROM OTHER PERSONS**

**This representation is made by an Other Person**

<b>Your name/organisation name/name of body you represent (see note 3)</b>	
<b>Organisation name/name of body you represent (if appropriate) (see note 3)</b>	
<b>Postal and email address</b>	
<b>Contact telephone number</b>	

<b>Name of the premises you are making a representation about</b>	Woodbank
<b>Address of the premises you are making a representation about</b>	Llanhenock NP18 1LU

**Your representation must relate to one of the four Licensing Objectives (see note 4)**

<b>Licensing Objective</b>	<b>Yes or No</b>	<b>Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary</b>
<b>To prevent crime and disorder</b>	Yes	<ul style="list-style-type: none"> <li>• Granting an entertainment and alcohol license allowing up to a 100 people to use Woodbank, potentially on a daily basis until 1.30 - 2am, will at some point result in drunken and disorderly behaviour when large numbers of partygoers are leaving the premises</li> <li>• This is a rural area classified as open countryside providing a peaceful environment to nature and agriculture, a limited but very quiet residential area, with narrow lanes, limited visibility and no lighting</li> <li>• The grant of a licence in this location has the potential to significantly add to the burdens of an over stretched police force. Due to its geographical location, it will be virtually impossible for this Licence to be properly policed. The police and local authority have incredibly limited resources both of which will be further challenged by this licence if it were granted.</li> <li>• Glen Usk Road is used mainly by residential and agricultural occupiers who know the road well and who are aware of the numerous dangerous blind spots and passing places. The road, for a great part,</li> </ul>

		<p><b>becomes a single track lane unsuitable for traffic passing easily in opposite directions. Increasing the traffic levels by introducing users unfamiliar with the narrow country lanes has the real prospects of raising the danger levels to local residents, children, livestock and wildlife. The consequence is the likelihood of the need for an increased input by the emergency and monitoring services.</b></p>
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<p><b>Public safety</b></p>	<p><b>Yes</b></p>	<ul style="list-style-type: none"> <li>• The proposal would significantly increase vehicle movements along a minor narrow lane and increase the traffic volume through the village of Llanhennock, as well as making some blind spots even more dangerous</li> <li>• Late night traffic and visitors would more than likely include numerous taxis, mini-buses and coaches as well as entertainment/wedding goods being delivered by lorries and large trucks and removed from the premises</li> <li>• Llanhennock mainly consists of farming land and there is livestock regularly moved from paddock to paddock as well as many dog walkers, runners, cyclists, rambles and horse riders that use the narrow lanes.</li> <li>• Excessive traffic would make the lane unsafe as there are limited places for vehicles to pass. Also, many people visit this area of the Usk valley to enjoy the peaceful walks, countryside and wildlife, this would not only impact residents but visitors alike</li> <li>• There are no pavements and there is no street lighting, significantly increased traffic through the narrow lane will make it an unsafe place to walk. My children as well as many children in the village regularly walk through the lanes to school and to meet friends</li> </ul> <p>The bridge directly outside Woodbank was repaired just a couple of years ago and the road was closed for some time whilst the repairs took place. A significant increase in traffic would jeopardise this. There are already some cracks appearing, so it will not withstand large vehicles regularly passing such as coaches, minibuses, large delivery vans and lorries</p>
<p><b>To prevent public nuisance</b></p>	<p><b>Yes</b></p>	<ul style="list-style-type: none"> <li>• Noise pollution is a significant concern from noise breakout from both the venue's internal sound system as well as entertainment within the grounds</li> <li>• Marquees and tents where music is going to be played will travel within the valley and across open fields, this will be made even worse during pleasant weather as windows and doors will be left open in the house and marquees will be opened up, this will effect not only the neighbouring houses but many people on the Glen Usk</li> </ul>

	<p>Road and on the top lane in the village. Noise is amplified in the small valley and travels across open fields where there are few sound buffers</p> <ul style="list-style-type: none"> <li>• Our house, along with 2 other households, one with elderly people, one with young children and a baby, plus a cattery, are directly facing the veranda where the French doors are located and are almost always left wide open during nice weather. We have already had numerous nights where we have endured very loud music late at night from holiday guests</li> <li>• Even though Woodbank is set within it's own grounds, it is in very close proximity to a number of homes. If a license is granted it will greatly effect residents including children and the elderly, therefore it is not suitable as a commercial wedding and entertainment venue</li> <li>• Up to 100 guests; potentially 7 days a week until early hours of the next morning, would mean lack of privacy would become a huge concern for the properties located next to Woodbank and in direct line of sight</li> <li>• Additional noise from wedding partners/planners from early hours, during the day and late at night whilst setting up and taking down will also have an impact</li> <li>• Woodbank are requesting a license from 8am to 1.30 - 2am, 7 days a week, this will mean constant noise, which is totally unreasonable. Noise during these hours, 7 days/nights per week is not acceptable and will be harmful to health for those living close to Woodbank</li> <li>• Fireworks could be displayed throughout the year, causing considerable disturbance to residents as well as frightening farm stock, horses, local wildlife and pets. Light and noise from discos and bands will have a detrimental effect on the large bat population, birds and diverse wildlife that live here. There are many species that would be impacted which are nesting within the woodland around Woodbank, such as owls, buzzards, woodpeckers, migrating wagtails as well as animals such as badgers to name but a few, many of which are protected</li> <li>• Loud noise every day and every night will spoil the peaceful area of the Usk Valley for every one, including residents and visitors</li> </ul>
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		<p>as well as having a harmful effect on animals and wildlife, all for the financial gain of one individual</p> <p><b>Well Being of Future Generations (Wales) Act 2015</b></p> <ul style="list-style-type: none"> <li>• I contend that the granting of a licence at Woodbank would be in contravention of this Act and that the Licencing Authority should consider this Act fully in making in its decision</li> </ul> <p><b>Human Rights Act 1998</b></p> <ul style="list-style-type: none"> <li>• <b>Article 1</b> Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.</li> </ul>
<p><b>To protect children from harm</b></p>	<p><b>Yes</b></p>	<p>I have two young children and they along with their friends and many of the resident's children regularly walk through the lane to meet up, catch the mini bus to school, ride bikes, walk dogs, run and play. Numerous vehicles, many of which will be large, with drivers who are unfamiliar with the area, will make the lane unsafe. There are many blind spots and as previously stated no street lighting and no pavements. This will make it unsafe for children</p>

**Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account. \*\***

**Signed:**

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5. Your representation will be passed to the applicant, to allow them the opportunity of addressing your concerns. Your representations will be published in the report available to the Licensing committee, which will be publicly available. Names will only be withheld from the Committee report at your request.
6. Please return this form when completed to:

**MONMOUTHSHIRE LICENSING SECTION  
Abergavenny Community Education Centre  
Old Hereford Road  
Abergavenny  
NP7 6EL**

**Tel: 01873 735420  
Email: [licensing@monmouthshire.gov.uk](mailto:licensing@monmouthshire.gov.uk)**

**Monmouthshire Licensing Authority  
Licensing Act 2003**

**REPRESENTATION FORM FROM OTHER PERSONS**

**This representation is made by an Other Person**

<b>Your name/organisation name/name of body you represent (see note 3)</b>	
<b>Organisation name/name of body you represent (if appropriate) (see note 3)</b>	
<b>Postal and email address</b>	
<b>Contact telephone number</b>	

<b>Name of the premises you are making a representation about</b>	Woodbank
<b>Address of the premises you are making a representation about</b>	Llanhennock, NP18 1LU

**Your representation must relate to one of the four Licensing Objectives (see note 4)**

<b>Licensing Objective</b>	<b>Yes or No</b>	<b>Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary</b>
<b>To prevent crime and disorder</b>	Yes	There are very few people who use the Glen Usk Road who are not residents or their visitors. Providing these licenses and opening the venue to events for up to 100 people, potentially 7 days per week until 2am, with music and alcohol will result in significant increased footfall in the area with the added potential for anti-social behaviour when people leave the venue

<p><b>Public safety</b></p>	<p><b>Yes</b></p>	<p><b>Increased Traffic</b></p> <ul style="list-style-type: none"> <li>• The Glen Usk Road is single lane in many places and is not suitable for use by numerous cars, taxi's, and staff working at the venue</li> <li>• Some of the house drives have blind access onto the Glen Usk Road (including our house at the bottom of the Llanhenock Road). This becomes more dangerous as more cars with drivers unfamiliar to the area use the road.</li> <li>• There are no pavements. The road is primarily currently used by residents and local people walking / running / cycling and is currently a safe environment for this, and for our children to walk to see their friends. Multiple cars who don't know the road will change this from a safe environment to an unsafe one.</li> <li>• The bridge situated just before Woodbank drive, on the way to the Usk Road, was repaired a few years ago with the road closed for several months. There is already a large crack in the brickwork. Significant additional traffic is likely to further weaken the bridge.</li> <li>• There is no public lighting at night along the lanes making leaving the premises at night unsafe.</li> </ul>
<p><b>To prevent public nuisance</b></p>	<p><b>Yes</b></p>	<p><b>Noise</b></p> <ul style="list-style-type: none"> <li>• The village currently has almost zero ambient noise levels; the licenses for Woodbank are requesting permission for plays, live music and recorded music both inside and outside from 8am to 1.30am (and 2am on specified occasions).</li> <li>• There are a number of houses, farm animals and a cattery, close to Woodbank which will be disturbed by noise. Loud noise will also travel to houses along the Glen Usk Road and to the village.</li> <li>• Consistent loud noise will be significant and harmful to health – permission for loud noise 7 days and nights per week is unacceptable</li> <li>• The Noise Act 1996 states that "night" hours are 11pm to 7am, so loud music should be turned off after 11pm. This license would allow us to be disturbed every night outside the hours in the Noise Act. Which is also extremely detrimental to health.</li> <li>• Loud noise over a number of nights in the year is a statutory nuisance – we have a right to enjoy living in our home without being disturbed</li> <li>• Loud noise will upset the quiet landscape of the Usk Valley, so will also affect visitors to the area.</li> <li>• The application states that live or recorded music after 11pm will be in a marquee – a marquee does not significantly reduce the noise levels. On warm nights, the marquee is likely to be open and the parties will be using the veranda, all of which will cause loud noise until potentially 2am every night.</li> </ul> <p><b>Traffic</b></p>



		<ul style="list-style-type: none"> <li>• See points above listed under public safety.</li> <li>• There is also a blind bend by our house. Unfamiliar visitors to the area can sound their horn before they go around the bend. This will disturb our peace and our sleep if this occurs at night.</li> <li>• The noise from the significantly increased traffic flow, particularly late at night, will have an adverse impact on sleep and be prejudicial to health.</li> </ul>
<b>To protect children from harm</b>	<b>Yes</b>	<ul style="list-style-type: none"> <li>• There are no pavements. Our children walk to see their friends, and to reach the school bus / public transport by walking down this road. Multiple cars who don't know the road will change this from a safe environment to an unsafe one.</li> <li>• There is also potential for harm due to adverse effects on sleep and the health implications associated with this.</li> </ul>

<p><b>Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account. **</b></p>	
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**Signed:**

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**MONMOUTHSHIRE LICENSING SECTION**

**Winn, Samantha**

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**From:**  
**Sent:**  
**To:**  
**Subject:**

Ms Winn

We wish to confirm our continued objection to the above application.

Of particular concern is the lack of investigation and consideration of the considerable impact on public safety for the local area. Many people, both adults and children walk and cycle around the village. These are narrow lanes and totally unfit for any volume of traffic, let alone where alcohol is also involved. There is no footpaths and no lighting creating extremely an extremely dangerous environment with real risk to health given the considerably increased traffic volume and the size of the vehicles likely to be used by those attending events at the premises.

Section 4(2)(b) makes it clear that public health is an objective of the licensing authority.

The Monmouthshire Statement of Licencing Policy provides as follows:

*The Human Rights Act 1998 incorporates the European Convention on Human Rights and makes it unlawful for a local authority to act in a way that is incompatible with such a right. The Licensing Authority will have regard to the Human Rights Act when considering any licensing issues, and particularly in respect of the way in which applications are considered and enforcement activities are carried out.*

Proper investigations and consideration needs to be made into the impact of the traffic on the public health of those who will be effected by any decision to grant the license sought. Without such investigations, we cannot see how the Authority to satisfy the requirement to ensure it decisions are reasonable and not therefore be susceptible to a successful judicial review application.

Please therefore confirm what steps will be taken to inform the Authority's decision

Kind regards

**Monmouthshire Licensing Authority  
Licensing Act 2003**

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<b>Licensing Objective</b>	<b>Yes or No</b>	<b>Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary</b>
<b>To prevent crime and disorder</b>	Yes	<ul style="list-style-type: none"> <li>• Granting an entertainment and alcohol license allowing up to a 100 people to use Woodbank, potentially on a daily basis until 1.30 - 2am, will at some point result in drunken and disorderly behaviour when large numbers of partygoers are leaving the premises</li> <li>• This is a rural area classified as open countryside providing a peaceful environment to nature and agriculture, a limited but very quiet residential area, with narrow lanes, limited visibility and no lighting</li> <li>• The grant of a licence in this location has the potential to significantly add to the burdens of an over stretched police force. Due to its geographical location, it will be virtually impossible for this Licence to be properly policed. The police and local authority have incredibly limited resources both of which will be further challenged by this licence if it were granted.</li> <li>• Glen Usk Road is used mainly by residential and agricultural occupiers who know the road well and who are aware of the numerous dangerous blind spots and passing places. The road, for a great part, becomes a single track lane unsuitable for</li> </ul>

		<p>traffic passing easily in opposite directions. Increasing the traffic levels by introducing users unfamiliar with the narrow country lanes has the real prospects of raising the danger levels to local residents, children, livestock and wildlife. The consequence is the likelihood of the need for an increased input by the emergency and monitoring services.</p>
<b>Public safety</b>	<b>Yes</b>	<ul style="list-style-type: none"> <li>• The proposal would significantly increase vehicle movements along a minor narrow lane and increase the traffic volume through the village of Llanhennock, as well as making some blind spots even more dangerous</li> <li>• Late night traffic and visitors would more than likely include numerous taxis, minibuses and coaches as well as entertainment/wedding goods being delivered by lorries and large trucks and removed from the premises</li> <li>• Llanhennock mainly consists of farming land and there is livestock regularly moved from paddock to paddock as well as many dog walkers, runners, cyclists, ramblers and horse riders that use the narrow lanes.</li> <li>• Excessive traffic would make the lane unsafe as there are limited places for vehicles to pass. Also, many people visit this area of the Usk valley to enjoy the peaceful walks, countryside and wildlife, this would not only impact residents but visitors alike</li> <li>• There are no pavements and there is no street lighting, significantly increased traffic through the narrow lane will make it an unsafe place to walk. My children as well as many children in the village regularly walk through the lanes to school and to meet friends</li> <li>• The bridge directly outside Woodbank was repaired just a couple of years ago and the road was closed for some time whilst the repairs took place. A significant increase in traffic would jeopardise this. There are already some cracks appearing, so it will not withstand large vehicles regularly passing such as coaches, minibuses, large delivery vans and lorries</li> </ul>
<b>To prevent public nuisance</b>	<b>Yes</b>	<ul style="list-style-type: none"> <li>• Noise pollution is a significant concern from noise breakout from both the venue's</li> </ul>

		<p>Internal sound system as well as entertainment within the grounds</p> <ul style="list-style-type: none"> <li>• Marquees and tents where music is going to be played will travel within the valley and across open fields, this will be made even worse during pleasant weather as windows and doors will be left open in the house and marquees will be opened up, this will effect not only the neighbouring houses but many people on the Glen Usk Road and on the top lane in the village. Noise is amplified in the small valley and travels across open fields where there are few sound buffers</li> <li>• Our house, along with 2 other households, one with elderly people, one with young children and a baby, plus a cattery, are directly facing the veranda where the French doors are located and are almost always left wide open during nice weather. We have already had numerous nights where we have endured very loud music late at night from holiday guests</li> <li>• Even though Woodbank is set within it's own grounds, it is in very close proximity to a number of homes. If a license is granted it will greatly effect residents including children and the elderly, therefore it is not suitable as a commercial wedding and entertainment venue</li> <li>• Up to 100 guests, potentially 7 days a week until early hours of the next morning, would mean lack of privacy would become a huge concern for the properties located next to Woodbank and in direct line of sight</li> <li>• Additional noise from wedding partners/planners from early hours, during the day and late at night whilst setting up and taking down will also have an impact</li> <li>• Woodbank are requesting a license from 8am to 1.30 - 2am, 7 days a week, this will mean constant noise, which is totally unreasonable. Noise during these hours, 7 days/nights per week is not acceptable and will be harmful to health for those living close to Woodbank</li> <li>• Fireworks could be displayed throughout the year, causing considerable disturbance to residents as well as frightening farm stock, horses, local wildlife and pets. Light and noise from discos and bands will have a detrimental effect on the large bat population, birds and diverse wildlife that</li> </ul>
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		<p>live here. There are many species that would be impacted which are nesting within the woodland around Woodbank, such as owls, buzzards, woodpeckers, migrating wagtails as well as animals such as badgers to name but a few, many of which are protected</p> <ul style="list-style-type: none"> <li>• Loud noise every day and every night will spoil the peaceful area of the Usk Valley for everyone, including residents and visitors as well as having a harmful effect on animals and wildlife, all for the financial gain of one individual</li> </ul> <p><b>Well Being of Future Generations (Wales) Act 2015</b></p> <ul style="list-style-type: none"> <li>• I contend that the granting of a licence at Woodbank would be in contravention of this Act and that the Licencing Authority should consider this Act fully in making in its decision</li> </ul> <p><b>Human Rights Act 1998</b></p> <ul style="list-style-type: none"> <li>• <b>Article 1 Protection of property.</b> Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.</li> </ul>
<p><b>To protect children from harm</b></p>	<p><b>Yes</b></p>	<ul style="list-style-type: none"> <li>• Both my children, their friends and many of the resident's children regularly walk through the lane to meet up, catch the mini bus to school, ride bikes, walk dogs, run and play. Numerous vehicles, many of which will be large, with drivers who are unfamiliar with the area, will make the lane unsafe. There are many blind spots and as previously stated no street lighting and no pavements. This will make it unsafe for children.</li> </ul>

<p><b>Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the</b></p>	
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Licensing Sub committee to take into account \*\*

Sign:

Date: 11/01/19

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Abergavenny  
NP7 6EL

Tel: 01873 735420

Email: [licensing@monmouthshire.gov.uk](mailto:licensing@monmouthshire.gov.uk)





**Winn, Samantha**

**From:**  
**Sent:**  
**To:**  
**Subject:**

Winn, Samantha  
Re: Woodbury, Larraine

**Hi Samantha,**

**I am incredibly disappointed and angered with the conditions that have been agreed between the applicant and the police and also with licensing. It changes nothing.**

**I will most certainly be continuing with my objection and will be attending the hearing.**



18 JAN 2019

16 January 2019

Dear Sir/Madam

I am writing to formally lodge my objections to the licence application from the owners of Woodbank, Llanhennock NP18 1LU for an entertainment and Alcohol Licence.

The site is in the heart of a rural and agricultural area with people's livelihood depending on the movement and grazing of cattle. Tractors and large vehicles at various times of the year going from field to field and for transportation of hay slage and various harvesting back to farm buildings.

The lanes are narrow with few passing places and used by walkers and cyclists. The bridge at the entrance to Woodbank is already having trouble with subsidence and general wear and tear.

The site is situated in a valley and noise and pollution will travel far over the open fields.

I feel that the probable use of fireworks will cause a great deal of distress to farm stock, horses and local wild life and pets. The wild life are particularly vulnerable.

This property is presently rented out for weekends, family holidays etc. I feel that the granting of this licence will totally change the surrounding area from a rural village area to a noisy busy semi industrial area to the detriment of all living in this valley.

I have read that sending in this representation means I will be expected to attend a meeting of the licencing Authority's Committee. This I am not prepared to do. I have lived in this village for 57 years and am old. I would hope that this will be accepted without my attendance and given due consideration

Yours faithfully

Winn, Samantha

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**From:**  
**Sent:**  
**To:**  
**Subject:**

I will not be withdrawing my representation of objection to the above application.

**Monmouthshire Licensing Authority  
Licensing Act 2003**

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<b>Licensing Objective</b>	<b>Yes or No</b>	<b>Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary</b>
<b>To prevent crime and disorder</b>	Yes	There are very few people who use the Glen Usk Road who are not residents or their visitors. Providing these licenses and opening the venue to events for up to 100 people, potentially 7 days per week until 2am, with music and alcohol will result in significant increased footfall in the area with the added potential for anti-social behaviour when people leave the venue
<b>Public safety</b>	Yes	<p>Increased Traffic</p> <ul style="list-style-type: none"> <li>The Glen Usk Road is single lane in many places and is not suitable for use by numerous cars, taxi's, and staff working at the venue</li> <li>Some of the house drives have blind access onto the Glen Usk Road (including our house). This becomes more dangerous as more cars with drivers unfamiliar to the area use the road.</li> <li>There are no pavements. The road is primarily currently used by residents and local people walking / running / cycling and is currently a safe environment for this, and for our children to walk to see their friends. Multiple cars who don't know the road will change this from a safe environment to an unsafe one.</li> <li>The bridge situated just before Woodbank drive, on the way to the Usk Road, was repaired a few years ago with the road closed for several months. There is already a large crack in the brickwork. Significant additional traffic is likely to further weaken the bridge.</li> </ul>

<p><b>To prevent public nuisance</b></p>	<p>Yes</p>	<p><b>Noise</b></p> <ul style="list-style-type: none"> <li>• The village currently has almost zero ambient noise levels; the licenses for Woodbank are requesting permission for plays, live music and recorded music both inside and outside from 8am to 1.30am (and 2am on specified occasions).</li> <li>• There are a number of houses, and a cattery, close to Woodbank which will be disturbed by noise. Loud noise will also travel to houses along the Glen Usk Road and to the village.</li> <li>• Consistent loud noise will be significant and harmful to health – permission for loud noise 7 days and nights per week is unacceptable</li> <li>• The Noise Act 1996 states that "night" hours are 11pm to 7am, so loud music should be turned off after 11pm. This license would allow us to be disturbed every night outside the hours in the Noise Act.</li> <li>• Loud noise over a number of nights in the year is a statutory nuisance – we have a right to enjoy living in our home without being disturbed</li> <li>• Loud noise will upset the quiet landscape of the Usk Valley, so will also affect visitors to the area.</li> <li>• The application states that live or recorded music after 11pm will be in a marquee – a marquee does not significantly reduce the noise levels. On warm nights, the marquee is likely to be open and the parties will be using the veranda, all of which will cause loud noise until potentially 2am every night.</li> </ul> <p><b>Traffic</b></p> <ul style="list-style-type: none"> <li>• See points above listed under public safety</li> <li>• There is also a blind bend by our house. Unfamiliar visitors to the area can sound their horn before they go around the bend. This will disturb our peace and our sleep if this occurs at night.</li> </ul>
<p><b>To protect children from harm</b></p>	<p>Yes</p>	<ul style="list-style-type: none"> <li>• There are no pavements. Our children walk to see their friends, and to reach the school bus / public transport by walking down this road. Multiple cars who don't know the road will change this from a safe environment to an unsafe one.</li> </ul>

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**Signed:**

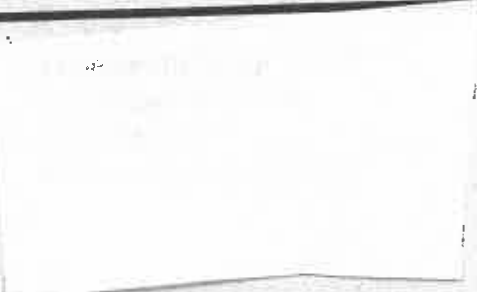
**Date: 10/1/19**

**NOTES**

**Winn, Samantha**

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**From:**  
**Sent:**  
**To:**  
**Subject:**



Dear Mrs Winn,

I wish to continue with my representation. With the exception of the environmental health response, (which requires a report by the owner), none of my concerns have been resolved.





Winn, Samantha

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**From:**  
**Sent:**  
**To:**  
**Subject:**

bank Alcohol & Entertainment Licence

Dear Sir / Madam

Reference: Notification of Objection, concerning the application for an Alcohol and Entertainment Licence For

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Dear Sir / Madam,

It has come to our attention that a neighbouring property has applied for an Alcohol and Entertainment License for events to be held at their premises known as Woodbank Llanhennock.

As our residential property is in extremely close proximity to Woodbank, sharing the same and only minor access road, we would like to object under the following grounds:

Road access is extremely limited and runs adjacent to our property. We have deep concerns about the volume of traffic that events would attract both arriving and leaving, especially late at night. Given the size and nature of the lane, which produces both blind bends and limited passing places, additional traffic would raise great safety and noise concerns. Especially traffic from drivers unfamiliar with the location, unaware of passing places and residential accesses. This lane is the only way we can access our homes and our village facilities by either foot or vehicle. I would have extreme concerns about walking between our property and the village centre during both daylight and night hours, should there be an increase in traffic. There is no footpath present, restricted vision and high hedges limiting a pedestrians opportunity to move out of the way of on-coming traffic. Additionally there is no public transport available locally for Woodbanks guests to arrive, so the only suitable method would have to be private vehicles, size appropriate to negotiate the lane, which poses many logistical difficulties when shuttling large groups to and from the premises.

Noise is of great concern. Noise in the area travels acoustically due to the undulating nature of the Valley. With Woodbanks close proximity to our property and home, we feel the noise and disruption posed by Guests arriving and leaving, especially during late hours and equally under the influence of alcohol would be highly disruptive. Noise levels and increased logistics from party groups and social events involving entertainment, loud music and bands would have an extremely negative effect on the quality of life for both ourselves and our livestock.

Should any further correspondence be required or should we need to submit our objections in any alternative format, we would be happy to do so.

With regards

ennock NP18 1LU.



**Winn, Samantha**

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**From:**  
**Sent:**  
**To:**  
**Subject:**

Dear Samantha,

**Reference: Woodbank Llanhennock  
Notification of our continuing objection towards an Alcohol and Entertainments License.**

**Please find confirmation that we will be continuing with our objections. Additionally we do not believe that any of the current adjustments offered by Woodbanks contingents will make a difference to the situation at hand.**

**Enabling a village house to become a venue for late night entertainment, alcohol consumption and loud music, either indoors or outdoor, to accommodate parties, plays and events in a rural village environment will offer nothing but disruption to the local community.**

**The area is a valley, so noise travels, especially music and additional noise generated by parties. Woodbank is surrounded by close proximity village family homes and fields housing livestock. Whether or not private arrangements can be made to transfer the party goers to and from the establishment is irrelevant as it will still cause a greatly increased flow of traffic along a minor village lane, adjacent to village properties, causing late night disruption and dangerous conditions for local pedestrians. It is already a logistical struggle to find a local taxi company to provide transport to and from Llanhennock for current residents trying to attend events in Newport, let alone providing cover late at night to ferry hundreds of guests away from a private event situated here. The applicant has already acknowledged that coaches are unsuitable, I fail to see how numerous smaller vehicles moving around past midnight could be acceptable to local residents. Relying on outsourced private companies to police and safe guard the well being of intoxicated revellers leaving a premises in a rural environment is unfeasible. Furthermore there is nothing in place that can be utilised to govern the actions of the remaining guests that chose to stay at the premises.**

**This area is populated by farmers, young families and retired elderly people who have chosen to live in a rural village community. Both the infrastructure and surroundings are completely unsuitable for this type of business and venture.**

**in  
irm Llanhennock NP18 1LU**

**Android**

**On Tue, 12 Feb 2019 at 12:46, Winn, Samantha  
<SamanthaWinn@monmouthshire.gov.uk> wrote:**

**Good afternoon**

**The consultation period for the premises application for Woodbank, Llanhennock has now closed.**



**Monmouthshire Licensing Authority  
Licensing Act 2003**

**REPRESENTATION FORM FROM OTHER PERSONS**

**This representation is made by an Other Person**

<b>Your name/organisation name/name of body you represent (see note 3)</b>	
<b>Organisation name/name of body you represent (if appropriate) (see note 3)</b>	
<b>Postal and email address</b>	
<b>Contact telephone number</b>	

<b>Name of the premises you are making a representation about</b>	Woodbank
<b>Address of the premises you are making a representation about</b>	Llanhennock NP18 1LU

**Your representation must relate to one of the four Licensing Objectives (see note 4)**

<b>Licensing Objective</b>	<b>Yes or No</b>	<b>Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary</b>
<b>To prevent crime and disorder</b>	Yes	Drivers who have taken alcohol and may be over the limit are likely to risk driving when they consider they will avoid detection on a narrow single lane coming from Woodbank.
<b>Public safety</b>	Yes	In the event of considerable increase of vehicles (taxis, lorries, commercial vehicles,) using the narrow lane, the resident's children, dogs, horses and farm animals will be in danger. Also the walkers, horse riders and cyclists who normally pass through the lanes safely will be affected. There are no pavements and very limited places to pass.
<b>To prevent public nuisance</b>	Yes	The noise from vehicles using the quiet country lane will be a nuisance to residents as well as and music, entertainment and fireworks until early hours of the morning will disturb residents. Everybody has a right to peaceful enjoyment.
<b>To protect children from harm</b>	Yes	The points also raised re public safety apply particularly to the many children who live nearby. Parents would worry about them using the lane, in addition to the possible loss of sleep due to the significant disturbance late at night into the early hours of the morning.

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<b>Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account. **</b>	
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**Signed:**

**Date:**

**NOTES**

1. If you do make a representation you will be expected to attend a meeting of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider any representations that you have made.
2. This form must be returned within the statutory period of 28 days from the date the application was displayed on the premises of the date given to the public notice in a local newspaper or other local publication.
3. These can only relate to the four licensing objectives.
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5. Your representation will be passed to the applicant, to allow them the opportunity of addressing your concerns. Your representations will be published in the report available to the Licensing committee, which will be publicly available. Names will only be withheld from the Committee report at your request.
6. Please return this form when completed to:

**MONMOUTHSHIRE LICENSING SECTION  
Abergavenny Community Education Centre  
Old Hereford Road  
Abergavenny  
NP7 6EL**

**Tel: 01873 735420**

**Email: [licensing@monmouthshire.gov.uk](mailto:licensing@monmouthshire.gov.uk)**

15 JAN 2019

13 January 2019

The Licensing Officer  
Abergavenny Community Education Centre  
Old Hereford Road  
Abergavenny  
NP7 8EL

Dear Mrs Winn,

Re: Woodbank, Llanhenrick : Application for a premises licence

I refer to the above application which we have been made aware of by a neighbour. We have not received any formal notice of the application or contact from the owner of Woodbank in respect of it.

We have viewed the application online and note the following activities have been applied for:

1. A licence to serve alcohol from 8am until 1.30am 7 days a week
2. A licence to play music both recorded and live music from 8am until 1.30am 7 days week
3. A licence to play live and recorded music on xmas eve and new years eve between the hours of 11pm and 2am
4. A licence to carry out the above activities both indoors and out doors.

Woodbank by its own wedding website (<https://woodbankwales.co.uk/>) is " a stunning detached country house, two miles from the village of Llanhennock, South Wales. Located within 20 acres, overlooking the River Usk and Celtic Manor Resort (opposite the 2010 Ryder Cup course) and surrounded by beautiful countryside". Any form of application for change of use should therefore not be entered into lightly and take every precaution to protect the property but also its setting and immediate neighbours of which there are several within a few hundred meters.

It is our view that the applicants have failed to satisfy one or more of the 4 licensing objectives via the Operating schedule as required by the Licensing Act 2003 and the application should accordingly be refused.

In particular, the Applicant states prevention of public nuisance will be satisfied as follows:

- A) delivery off goods will be done at times not inconvenient to neighbours**
- B) Staff will conduct themselves in a way not to cause disturbance to neighbours**
- C) Customers will be asked not to stand around talking loudly outside.**

**None of the above address the main public nuisance concerns that will arise if the application is granted. The Applicant should have addressed the obvious public nuisance concerns that will arise from the application as follows:**

- A) how noise levels will be controlled between the hours of 11pm and 9am so that the noise will be inaudible at all times to other properties in the vicinity of the property. The applicants have provided a plan but it is of the property boundary only and gives an impression that the property is within an isolated area when it is not.**
- B) What specialist sound insulation and other changes to the property will be required and made prior to the licensing application being granted to achieve (A). The Council will be aware of historical noise complaints made to the Police and environmental health arising from late night parties held at the property in the past 2 years from local residents. There are common principles that local authorities follow/ adopt to achieve acceptable noise reduction but none have been stated in the application to be implemented e.g. closing of openings in the building e.g. windows and doors and openings being fitted with acoustic secondary glazing , ventilation fitted with acoustic baffles/attenuators.**
- C) Conservatories or other outside structures such as marquees are normally considered not suitable to host amplified music and entertainment yet the application specifically states these structures will be used as part of the licence if granted. As such it is reasonable to expect enhanced and detailed noise reduction measures be in place but again none form part of the application.**
- D) The property is elevated in the valley and so any outside noise will carry for many miles around in what is whilst semi rural is still a residential and agricultural area which will have an unacceptable adverse impact on human and animal quality of life.**
- E) Had the application been limited to internal music only then evidence of installation of suitable noise monitors/limiters should have been included to ensure compliance with noise nuisance are kept within acceptable limits. At the very least an acoustic assessment of noise should have formed part of the application but it has not.**
- F) Refuse/rubbish storage and disposal plans have not been addressed. With Council collections currently operating fortnightly in Llanhennock the**



**Infrastructure to manage increased waste for regular events attended by large groups of people is a public nuisance and health concern**

**G) Use of Fireworks are controlled by the Fireworks Regulations 2004 and any use of such is prohibited between the hours of 11pm and 7am other than special occasions such as New Years Eve and November 5th. It would be reasonable to expect a specific declaration that compliance with these regulations would be adhered to via the operating schedule but no such declaration has been included which coupled with no neighbour consultation to date illustrates a lack of consideration of the setting and makes no attempt to protect the "beautiful countryside" the property website acknowledges it is located within.**

**In summary, the property in our view in its current state and condition is not suitable to be granted a licence for the activities stated.**

**Furthermore the property, even if granted the appropriate permissions to make the appropriate changes to attain acceptable public nuisance standards to carry out the activities stated will still have an unacceptable adverse impact on its location that it shares with its neighbours as illustrated above.**

**The property's own wedding website states that visitors can carry out many activities one of which being "relax on the terrace". The application contains no such consideration to the property's neighbours to be allowed to "relax on their own terrace"**

**Winn, Samantha**

---

**From:**  
**Sent:**  
**To:**  
**Subject:**

Thankyou for the update but without sight of the Noise assessment report I do not see how concerns raised in our objection have been addressed. Furthermore, if I read below correctly, the reduction in hours will still result in substantial activity well into the early hours of the morning which is totally unreasonable. e.g. Music until 12.30 am, Serving alcohol until 1am, 7 days a week. We are not talking about a few friends over for the evening. This is a business operation intending to cater for hundreds of people. Not even city centre pubs/nightclubs are afforded such scope. Very disappointing to see such little consideration and protection for the neighbouring properties Samantha. The objection/representation still stands.

**Winn, Samantha**

---

**From:**  
**Sent:**  
**To:**  
**Subject:**

Granting an entertainment and alcohol licence to Woodbank and potentially up to 100 people, that would be able to drink and party on a daily basis would have an adverse effect on a quiet residential area.

- . Allowing more traffic to use such narrow lanes that are unlit at night with poor visibility in certain areas would make the village even more dangerous for residents and visitors.
  - . The movement of people, vehicles, taxis and possibly heavy goods from the premises day and night.
  - . Narrow lanes make it difficult at the best of times, excessive traffic would make it even more unsafe.
  - . This would have a big impact on the wildlife too.
  - . As a family we cycle as much as possible. Our children also walk the lanes with family and friends and are obviously on the road as there are no pavements in the country lanes.
  - . The lanes have many blind spots and large farm machinery are regularly passing through.
  - . A few years ago the bridge just before Woodbank was repaired and the road was closed for some time whilst repairs took place. The bridge wall has already got some substantial cracks and the road is starting to dip away along side the bridge. Increasing traffic is going to cause further problems.
  - . A significant concern is the level of noise from the venue and the adjacent grounds.
  - . Marquees and tents will create noise pollution across the open landscape.
  - . There is one house and a field between us. We have pets and neighbouring horses. Not only would the noise from music and entertainment have an effect but fireworks cause a considerable disturbance.
  - . Fireworks from Woodbank in the past has caused a considerable upset with the livery yard below even resulting in a horse getting an injury from being spooked by them and he was stabled at the time.
  - . Noise from Woodbank potentially day and night would spoil this beautiful peaceful village. This would come at a great loss to the residents, animals and wildlife all for the individual that would gain financially.
- Human Rights Act 1998**
- . **Article 1**
  - . **Protection of property.** Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
  - . Our children along with nieces, nephews and friends etc walk, cycle and ride in these lanes. More vehicles using the lanes with very few places to pull in for passing traffic will make it even more unsafe.

**Winn, Samantha**

---

**From:**  
**Sent:**  
**To:**  
**Subject:**

**Good morning Sam**

**We wish to carry on with my representation. The new changes won't make any difference, this is still a significant impact on our beautiful peaceful countryside. I would just like to add that as a community we take great pride in looking after this area. Most weekend we litter pick and do our best in our spare time to look after our environment.**

**Winn, Samantha**

---

**From:**

**Sent:**

**To:**

**Cc:**

**Subject:**

**Attachments:**

We totally endorse the objections raised by [redacted]. We have nothing to add because the objections they have raised are totally compatible with our views.

Our house is on the Glen Usk Road as well, which is a SINGLE track road, barely passable by two cars. To have a constant stream of additional vehicles at all hours of the day and night would not just be a nuisance but also a public safety issue as there will be people unfamiliar with the roads and unfamiliar with how to navigate such roads.

Granting an entertainment and alcohol license to Woodbank is inviting dangerous driving conditions and potential accidents for the local community and would have a negative impact on the local environment.

Again, this is a rural, open-space, country side community, and I don't think the environmental impact of such a license has been taken into consideration.

The decision to license Woodbank for entertainment would be a wrong decision, so please think again. **Big Mistake**



17 JAN 2019

**Monmouthshire Licensing Authority  
 Licensing Act 2003**

**REPRESENTATION FORM FROM OTHER PERSONS**

**This representation is made by an Other Person**

<b>Your name/organisation name/name of body you represent (see note 3)</b>	
<b>Organisation name/name of body you represent (if appropriate): (see note 3)</b>	
<b>Postal and email address</b>	
<b>Contact telephone number</b>	

<b>Name of the premises you are making a representation about</b>	Woodbank
<b>Address of the premises you are making a representation about</b>	NP18 1LU, Llanhennock

**Your representation must relate to one of the four Licensing Objectives (see note 4)**

Licensing Objective	Yes or No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder	y	Late night drinking is likely to cause antisocial behaviour at the venue and on the route to and from the venue.
Public safety	y	The venue can only be accessed by a narrow road from the Oak road. This has a number of blind corners, which with an increase in traffic will lead to an increased probability of serious road traffic collisions.
To prevent public nuisance	y	Live and recorded music in open air and marquees will cause excessive noise pollution. This will be particularly noticeable late at night. We have two young children who not be able to sleep because of this pollution. The licencing request on Christmas eve appears particularly provocative in this regard. The noise in this area carries for long distances and would be totally out of place in this tranquil area.
To protect children from harm	y	My children will not be able to sleep at night because of the noise pollution. Can you imagine a Christmas eve with children awake because of the noise. Moreover, as a family we regularly take walks along the road in the area. Consequently, there is an increased probability of my children hurting themselves from rubbish (included broken bottles) dumped by partygoers when leaving the venue.

**Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account. "**

- 1. No late night (live and recorded) music permitted in open air and marquees.**
- 2. No live and recorded music on Christmas eve.**
- 3. To put in place changes to the road to improve safety at blind corners.**
- 4. To limit the number of live music events to a lower number (say 6), and to limit this to finish when children in the area go to bed (8pm).**

**Sign**

- 1. If you do not attend the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider any representations that you have made.**
- 2. This form must be returned within the statutory period of 28 days from the date the application was displayed on the premises of the date given to the public notice in a local newspaper or other local publication.**
- 3. These can only relate to the four licensing objectives.**
- 4. If you do make a representation you will be expected to attend a meeting of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider representations that you have made.**
- 5. Your representation will be passed to the applicant, to allow them the opportunity of addressing your concerns. Your representations will be published in the report available to the Licensing committee, which will be publicly available. Names will only be withheld from the Committee report at your request.**
- 6. Please return this form when completed to:**

**MONMOUTHSHIRE LICENSING SECTION  
Abergavenny Community Education Centre  
Old Hereford Road  
Abergavenny  
NP7 6EL**

**Tel: 01873 735420  
Email: [licensing@monmouthshire.gov.uk](mailto:licensing@monmouthshire.gov.uk)**



**Winn, Samantha**

---

**From:**  
**Sent:**  
**To:**  
**Subject:**

Dear Samantha,  
Thank you for sending me this update. We wish to continue our representation to oppose the application. The proposed changes do not address my objections.  
Sincerely,



**Monmouthshire Licensing Authority  
Licensing Act 2003**

**REPRESENTATION FORM FROM OTHER PERSONS**

**This representation is made by an Other Person**

<b>Your name/organisation name/name of body you represent (see note 3)</b>	
<b>Organisation name/name of body you represent (if appropriate) (see note 3)</b>	
<b>Postal and email address</b>	
<b>Contact telephone number</b>	

<b>Name of the premises you are making a representation about</b>	Woodbank
<b>Address of the premises you are making a representation about</b>	Llanhennock NP18 1LU

**Your representation must relate to one of the four Licensing Objectives (see note 4)**

<b>Licensing Objective</b>	<b>Yes or No</b>	<b>Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary</b>
<b>To prevent crime and disorder</b>	<b>Yes</b>	<p>Granting an entertainment and alcohol license to a large premises in a small rural farming community is likely to lead to an increase in crime and disorder. This will have a number of impacts adversely affecting the local community and the supporting services such as the Council and Emergency services. This is predominantly an agricultural area whereby it would be disturbing to residents and livestock to have a venue with increased numbers of people and noise.</p> <p>There is a risk of antisocial behaviour in the area, when introducing large volumes of people at licensed premises. The emergency services are already under resourced, therefore this would put further strain on resources.</p>
<b>Public safety</b>	<b>Yes</b>	<p>The lanes are not built for heavier volumes of traffic, the area attracts many people who like to enjoy the outdoors. Hence there are often people horse riding in the lanes, there are a large number of walking groups and the area is very popular for cyclists. Increasing the volume of traffic in rural lanes could lead to the higher risk of collisions and put public safety at risk.</p>

		<p>The lanes have a number of blind spots and there are not any pavements, therefore making it difficult to pass walkers, cyclists and horse riders.</p> <p>There is not any street lighting in the area, therefore with increasing numbers of people in the area at night time this could increase risk to public safety.</p>
<b>To prevent public nuisance</b>	<b>Yes</b>	<p>Noise pollution and light pollution is a major concern from the granting of an entertainment and alcohol license. The sound carries around the valleys, and it is not reasonable to expect householders, farm animals and wildlife to experience regular noise pollution and light pollution.</p>
<b>To protect children from harm</b>	<b>Yes</b>	<p>There are a large number of families in the area, with children that walk and cycle in the lanes, therefore it will decrease the safety levels for children with increased traffic volumes especially at weekends.</p>

<p><b>Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account.</b></p>	
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**Signed:**

**Date: 28/01/19**

### **NOTES**

1. If you do make a representation you will be expected to attend a meeting of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider any representations that you have made.
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3. These can only relate to the four licensing objectives.
4. If you do make a representation you will be expected to attend a meeting of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider representations that you have made.

**Winn, Samantha**

---

**From:**  
**Sent:**  
**To:**  
**Subject:**

jm>

**Hello Samantha**

Thank you for your email. I can confirm that we would like to continue with the representation. We are concerned that there is not report from Highways. The road network leading into Llanhennock and within Llanhennock/Tredunnock is not sufficient for large volumes of traffic or large vehicles. There are 3 possible points of access from the Usk Road, none of these roads and the turnings into any of these lanes are suitable for large minibuses or coaches. I do think this should be considered in more detail before making a decision.

**Monmouthshire Licensing Authority  
Licensing Act 2003**

**REPRESENTATION FORM FROM OTHER PERSONS**

**This representation is made by an Other Person**

<b>Your name/organisation name/name of body you represent (see note 3)</b>	
<b>Organisation name/name of body you represent (if appropriate) (see note 3)</b>	
<b>Postal and email address</b>	
<b>Contact telephone number</b>	

<b>Name of the premises you are making a representation about</b>	Woodbank
<b>Address of the premises you are making a representation about</b>	Woodbank, Llanhennock, NP18 1LU

**Your representation must relate to one of the four Licensing Objectives (see note 4)**

<b>Licensing Objective</b>	<b>Yes</b>	<b>Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary</b>
<b>To prevent crime and disorder</b>	yes	We live next door to the property within line of sight approximately 100 metres away. We have a number of out buildings, barns, storage areas which we would be very concerned about if intoxicated individuals/groups from the Woodbank property were to head to our land and damage, steal from or graffiti. We are surrounded by fields and woodland which are connected to the Woodbank by a public footpath giving easy access to our property to cause crime. We have had numerous articles stolen from our property in the past without hundreds of people next door, this worries us very much.

<p><b>Public safety</b></p>	<p>yes</p>	<p>The public footpath which connects Woodbank to our property drops down a steep hill and crosses a stream over an old wooden bridge, adjacent to a large pond. If drunk individuals were to attempt to cross this, especially at night, it is highly likely they will fall in to the stream which is approx. 3 meters below. The consequence of granting this alcohol license would lead to large events to be held at the premises which concerns us a great deal. The roads of this village are not designed for 100s of guests and delivery lorries and so on. It is a rural small village with single lane roads which accesses main road links via other small villages, or villages that already suffer from pollution (e.g. Caerleon). In addition, alcohol licenses are linked to numerous safety issues due to greater consumption of alcohol for example and most relevant to us, the increase in litter to the countryside and specifically broken glass and potentially drug remains (eg needles) which will litter the grass land around our home which our children use for play (see for more details Forsyth et al 2007, SCCJR). On a heavy party weekend for this property (up to 15 guests) the bin they use placed at the road side regularly overflows and attracts wildlife and litters the road. What also concerns us is the road immediately outside the entrance to Woodbank collapsed a few years back causing significant disturbance to the local community and no doubt endless traffic across this stretch of road would make it susceptible to further damage at the local councils expense. It also caused great losses to our neighbourhood for several months as farm traffic could not use the roads. The granting of the alcohol license would mean an increase in traffic because of such events, or many cars being left on the road as people use public transport to get home. This is causing great concern at the thought of potentially damaging the road on a regular basis. In addition, the increased use of minibuses and taxis at anti-social hours will concern us a great deal, as the area successfully houses a number of wildlife species, some of which are protected. The thought of people walking through the lanes due to the inability of getting a taxi, possibly urinating, possibly tampering with barns but most definitely scaring livestock and wildlife as they try to get back home is of great concern.</p> <p>Woodbank is a dangerous environment, it has very steep hills on 3 of its 4 boundaries which all run in to water including the river usk which is at the end of their field. We do not wish to witness a drunken accident which would almost definitely</p>
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		<p>result in fatality due to the clay riverbank and strong currents.</p> <p>We do not wish to see somebody attempt to ride our horses which are in the field next door to woodbank.</p>
<b>To prevent public nuisance</b>	yes	<p>We already have significant noise and disturbance from the Woodbank property from the current holiday rentals there. We have not complained as we thought we were being accommodating. We shall note and record distances going forward to highlight the regularity of this. To have larger formal occasions taking place all day, with deliveries, music, fireworks and so on which would accompany an alcoholic license would be horrendous for our peaceful farm house. An alcohol license would mean more drunken guests, gather larger crowds for entire days / weekends, which would increase the noise further which would travel throughout the valley here. Topographically we are below them at the bottom of the hill around 100meters away and so the noise would travel very easily to us. We have very young children (see below). These disturbances would also cause considerable stress to our numerous animals including horses, chickens, cats and dogs.</p> <p>We do not wish to witness and be a victim of drunk and disorderly guests, potentially singing, arguing, dancing, causing damage, urinating and wandering around a potentially dangerous farm environment when intoxicated. We are a peaceful valley surrounded by a species rich wildlife and a variety of livestock.</p>
<b>To protect children from harm</b>	yes	<p>We have 3 young children aged 2, 4 and 7 and we do not wish for them to be subjected to drunken behaviour at all day parties from their neighbours. We have moved to countryside for the contrary. Nor do we wish for intoxicated individuals to be using the public footpath which goes through our home and causing harm to the children directly or indirectly, physically or verbally, swearing or worse with our children present. There are many research studies which show a link between alcohol licenses and increases in antisocial behaviour, violence, violent crime and would no doubt increase in our village due to granting this alcohol license (see for example Piliakas et al 2018 in the Journal of Preventative Medicine). We have moved to the countryside for a peaceful existence for our children, so they can enjoy the countryside and all it has to offer, not for 7 day a week alcohol fuelled parties in the neighbouring Woodbank which would interfere with their childhood and</p>



	upbringing.
<p><b>Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account.</b></p>	<p>There are far too many major concerns to be able to allow this application of an alcohol license.</p> <p>An alcohol license is unacceptable to a peaceful valley that is so potentially dangerous if intoxicated for all parties, namely the river and its extremely strong current, the clay riverbank, the stream, the pond, the steep nature of the valley, the use of the public footpath to access us neighbours, the wandering of public into our garden and therefore our animals, the small lanes, the worrying of a species rich wildlife and livestock in our area. We are a small, rural and peaceful village and do not need a 7 day wedding venue serving alcohol until midnight.</p> <p>A major Health and safety concern. Even if Woodbank was to secure some fencing to prevent some of the above it will be seen as a challenge for some intoxicated individuals and the natural geography of the land is unavoidably dangerous.</p>

**Signed**  
**Date: 1**

1. If you do make a representation you will be expected to attend a meeting of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider any representations that you have made.
2. This form must be returned within the statutory period of 28 days from the date the application was displayed on the premises of the date given to the public notice in a local newspaper or other local publication.
3. These can only relate to the four licensing objectives.
4. If you do make a representation you will be expected to attend a meeting of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider representations that you have made.
5. Your representation will be passed to the applicant, to allow them the opportunity of addressing your concerns. Your representations will be published in the report available to the Licensing committee, which will be publicly available. Names will only be withheld from the Committee report at your request.

**Winn, Samantha**

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**From:**  
**Sent:**  
**To:**  
**Subject:**

Thanks Samantha

We will keep our objection, we do not want to withdraw it.

**Monmouthshire Licensing Authority  
Licensing Act 2003**

**REPRESENTATION FORM FROM OTHER PERSONS**

**This representation is made by an Other Person**

<b>Your name/organisation name/name of body you represent (see note 3)</b>	
<b>Organisation name/name of body you represent (if appropriate) (see note 3)</b>	
<b>Postal and email address</b>	
<b>Contact telephone number</b>	

<b>Name of the premises you are making a representation about</b>	Woodbank
<b>Address of the premises you are making a representation about</b>	Llanhennock NP18 1LU

**Your representation must relate to one of the four Licensing Objectives (see note 4)**

<b>Licensing Objective</b>	<b>Yes or No</b>	<b>Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary</b>
<b>To prevent crime and disorder</b>	Yes	<ul style="list-style-type: none"> <li>• Granting an entertainment and alcohol license allowing up to a 100 people to use Woodbank, potentially on a daily basis until 1.30 - 2am, may result in drunken and disorderly behaviour when large numbers of partygoers are leaving the premises</li> <li>• This is a very quiet residential area, with narrow lanes, limited visibility and no lighting</li> </ul>



<p><b>Public safety</b></p>	<p><b>Yes</b></p>	<ul style="list-style-type: none"> <li>● <b>Pencreig Farm is a working Dairy Farm and cattle are frequently moved from field to field for grazing purposes. Farmland belonging to Pencreig Farm adjoins Woodbank and is based on either side of Glen Usk Road. The proposal will significantly increase vehicle movements along the minor narrow lane (Glen Usk Road) as well as increasing the traffic volume through the village of Llanhennock. The increase in traffic may impact on the safe movement of cattle as well as making some blind spots even more dangerous.</b></li> <li>● <b>There will be an increase in traffic at night time as Evening and late night visitors to Woodbank will require taxis, mini-buses and coaches to take them to and fro the premises.</b></li> <li>● <b>There will be an increase in daytime traffic when entertainment/wedding goods are delivered by lorries and large trucks and removed from the premises.</b></li> <li>● <b>Llanhennock is popular with many dog walkers, runners, cyclists, ramblers and horse riders that use the narrow lanes. Excessive traffic would make the lane unsafe as there are limited places for vehicles to pass. Also, many people visit this area of the Usk valley to enjoy the peaceful walks, countryside and wildlife, this would not only impact residents but visitors alike.</b></li> <li>● <b>One of the occupants of Pencreig Farm is a fit eighty year old lady, who regularly walks on the Glen Usk Road and around the local area to keep fit. Walking on a single lane with frequent and excessive traffic will make her feel vulnerable and potentially have a negative impact on her health and wellbeing.</b></li> <li>● <b>There are no pavements and there is no street lighting. An increase in traffic through the narrow lane will make it an unsafe place to walk. Children in the village regularly walk through the lane to school and to meet friends.</b></li> <li>● <b>The bridge directly outside Woodbank was repaired just a couple of years ago and the road was closed for some time whilst the repairs took place. A significant increase in traffic would jeopardise this. There are already some cracks appearing, so it will not withstand large vehicles regularly.</b></li> </ul>
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		<p>passing across it such as coaches, minibuses, large delivery vans and lorries</p>
<p><b>To prevent public nuisance</b></p>	<p><b>Yes</b></p>	<ul style="list-style-type: none"> <li>• Noise pollution is a significant concern from noise breakout from both the venue's internal sound system as well as entertainment within the grounds</li> <li>• Marquees and tents where music is going to be played will travel within the valley and across open fields. This will be made even worse during pleasant weather as windows and doors will be left open in the house and marquees will be opened up, this will effect not only the neighbouring houses but residents who live on the Glen Usk Road and on the top lane in the village. Noise is amplified in the small valley and travels across open fields where there are few sound buffers</li> <li>• Woodbank is currently used a holiday let for up to 20 persons. My house, is located on adjoining land to Woodbank. I have already experienced occasions when there has been noise disturbance from holiday guests renting the Woodbank. Noise disturbance will significantly increase if the Woodbank is permitted an entertainment and alcohol licence.</li> <li>• I am aged eighty years old. There is a risk that Party Goers under the influence of alcohol become disorientated and trespass on my property. I would feel extremely vulnerable and frightened should this occur.</li> <li>• Even though Woodbank is set within its own grounds, it is in very close proximity to a number of homes (including my house). If a license is granted it will greatly affect all residents and therefore it is not suitable as a commercial wedding and entertainment venue.</li> <li>• Up to 100 guests, potentially 7 days a week until early hours of the next morning, would mean lack of privacy would become a huge concern for the properties located next to Woodbank and in direct line of sight.</li> <li>• Additional noise from wedding partners/planners from early hours, during the day and late at night whilst setting up and taking down will also have an impact on properties located on Glen Usk Road.</li> <li>• Woodbank are requesting a license from</li> </ul>





		<p>8am to 1.30 - 2am, 7 days a week, this will mean constant noise, which is totally unreasonable. Noise during these hours, 7 days/nights per week is not acceptable and will be harmful to health for those living close to Woodbank.</p> <ul style="list-style-type: none"> <li>• Fireworks could be displayed throughout the year, causing considerable disturbance to residents as well as frightening farm stock, horses, local wildlife and pets. Light and noise from discos and bands will have a detrimental effect on the large bat population, birds and diverse wildlife that live here. There are many species that would be impacted which are nesting within the woodland around Woodbank, such as owls, buzzards, woodpeckers, migrating wagtails many of which are endangered.</li> <li>• Loud noise every day and every night will therefore spoil the peaceful area of the Usk Valley for everyone, including residents and visitors as well as having a harmful effect on animals and wildlife.</li> </ul> <ul style="list-style-type: none"> <li>• <b>Human Rights Act 1998</b></li> <li>• <b>Article 1 Protection of property.</b> Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.</li> </ul>
<p><b>To protect children from harm</b></p>	<p><b>Yes</b></p>	<ul style="list-style-type: none"> <li>• Many of the local resident's children regularly walk through the lane to meet up, catch the mini bus to school, ride bikes, and walk dogs; run and play. Numerous vehicles, many of which will be large, with drivers who are unfamiliar with the area, will make the lane unsafe. There are many blind spots and as previously stated no street lighting and no pavements. This will make it unsafe for children.</li> <li>• A four year old child also resides at Pencraig Farm. The additional traffic will therefore affect him directly in the future and pose a potential risk to his safety, particularly when he is old enough to walk</li> </ul>



		/ride a bike on Glen Usk Road unaccompanied to meet up with friends etc.
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<p><b>Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account. **</b></p>	
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**Sign**

19

1. If you are a member of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider any representations that you have made.
2. This form must be returned within the statutory period of 28 days from the date the application was displayed on the premises of the date given to the public notice in a local newspaper or other local publication.
3. These can only relate to the four licensing objectives.
4. If you do make a representation you will be expected to attend a meeting of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider representations that you have made.
5. Your representation will be passed to the applicant, to allow them the opportunity of addressing your concerns. Your representations will be published in the report available to the Licensing committee, which will be publicly available. Names will only be withheld from the Committee report at your request.
6. Please return this form when completed to:

**MONMOUTHSHIRE LICENSING SECTION**  
**Abergavenny Community Education Centre**  
**Old Hereford Road**  
**Abergavenny**  
**NP7 6EL**

**Tel: 01873 735420**  
**Email: [licensing@monmouthshire.gov.uk](mailto:licensing@monmouthshire.gov.uk)**



16<sup>th</sup> February 2019

**FAO Ms Samantha Winn, Licensing Officer**

Dear Ms Winn

**Re:-Woodbank, Licensing Act 2003**

Further to your letter dated 12<sup>th</sup> February 2019, we write to confirm that we have considered the revised applications for an Entertainment and Alcohol licenses for Woodbank House, Llanhennock. After reviewing the revised proposal, we write to confirm our objection to the revised applications.

The reasons for our continued objection are follows:-

**Environmental.**

**Noise and Impact on Pencraig Farm**

Pencraig Farm is a working Dairy Farm which has been farmed by the Evans family for the last thirty years. The impact of the additional noise pollution i.e. noise from discos, night time events and bands could have a significant impact on our farm stock who all graze in the fields which adjoin and are opposite Woodbank House Property. The revised applications, if agreed, will significantly impact our livelihood and business.

Additionally, Fireworks could be displayed throughout the year, causing considerable disturbance and frightening farm stock, horses, local wildlife and pets.

**Other Noise Pollution Concerns**

1. Even though Woodbank House is set within its own grounds, our house is only one field away from the proposed plot for the Marquee (1 on Plan) and



the outside areas 2, and 3 detailed on the plan. We will therefore suffer significant noise pollution when weddings and events are taking place. This will significantly impact on our quality of life, health and wellbeing.

2. Up to 250 guests, potentially 7 days a week until early hours of the next morning (by the time taxi drivers have picked people attending the event/wedding) will mean lack of privacy and will be a huge concern to us.
3. Additional noise from wedding partners/planners from early hours, during the day and late at night whilst setting up and taking down will also have an impact on our well-being.
4. Light and noise from discos and bands will have a detrimental effect on the large bat population, birds and diverse wildlife that live here. There are many species that would be impacted which are nesting within the woodland around Woodbank, such as owls, buzzards, woodpeckers, migrating wagtails, many of which are endangered.
5. We spend a considerable amount of our spare time in our garden. Music and noise disturbance every day and night would have a significant impact on our ability to enjoy our garden and will potentially impact on our health and wellbeing, but particularly that of Jeaneatta Margaret Evans who is eighty years old and gets immense enjoyment from spending time in her garden.

#### **Human Rights Act 1998**

6. **Article 1** Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.

In summary, the changes proposed in the revised applications will not impact on the environmental concerns we have about the proposed applications. The revised applications, if agreed, will significantly impact our livelihood and business. Furthermore, we will still experience significant noise pollution if the applications are granted which will impact on our health and well-being.

#### **Public Safety**

Public safety remains a significant concern for the following reasons:-

#### **Traffic**

7. As stated in our previous submission, there will be a significant increase in daytime traffic (in terms of attendees attending the events/weddings and when entertainment/wedding items are delivered by lorries and large trucks and removed from the premises) and night time traffic as evening and late night visitors to Woodbank will require taxis, min-buses to take them to and from the premises.

As Farmers, we regularly move livestock, feed and machinery from field to field. The only access route to Pencraig Farm, Pencraig Farmyard and our farmland is via the road which also leads to the entrance to driveway leading to Woodbank House Property. Our land adjoins and is opposite Woodbank





House Property. We frequently drive large agricultural vehicles, tractors and farm machinery along the road that leads to the driveway to Woodbank House Property, as do a number of other local farmers who farm land nearby. Manoeuvring large agricultural vehicles along the road when cars are driving in the opposite direction along the road is difficult and tricky. The additional traffic will cause significant disruption particularly when we plough, plant and harvest our fields. Furthermore, a milk tanker attends Pencraig Farm every other day to pick up milk. We believe that the additional traffic attending Woodbank House Property will cause significant inconvenience to our business, local residents and has the potential to make the road unsafe as there are limited places for vehicles to pass.

We also believe there is significant risk that gateways to our fields may be blocked if attendees at events opt to park on the road outside boundary of Woodbank House particularly as there is no hardstanding car parking available at Woodbank House Property.

We are also very concerned at the damage that may be done to the road by the additional traffic on the road. As indicated in my previous submission, the bridge located just before the driveway to Woodbank House Property was only repaired a few years ago and is already showing signs of damage. The risk of damage to the road and further damage to the bridge will only increase with the additional traffic going along the road.

8. There are no pavements and there is no street lighting. An increase in traffic and parked cars through the narrow road will also make it an unsafe place to walk. Children in the village regularly walk through the road to school and to meet friends.

In summary, the changes in the revised application will not reduce the significant increase in vehicle movements along Glen Usk road. The road to the drive which leads to Woodbank House Property is a minor narrow road. The farmyard and the farm house driveway also connects to this road. The additional traffic volume will significantly affect us, our livelihood, our business and other residents who live along this road as well as the many visitors to the area.

#### **Security and Prevention of Crime and Disorder**

9. Granting an entertainment and alcohol license allowing up to a 250 people to use Woodbank, potentially on a daily basis until 2300, may result in drunken and disorderly behaviour when large numbers of partygoers are leaving the premises.

It is noted that Security arrangements will be put in place to ensure the safety of people attending events and weddings at Woodbank House including security at the driveway gates. However a key issue of concern to us in the revised proposals is that drunk and disorderly attendees can be removed from the premises (point 3 under section titled Prevention of Crime and Disorder). As Woodbank House Property is located in a rural area, there is a real risk that individuals not permitted entry or removed from the premises for poor



behaviour will loiter and cause a disturbance on the road or by nearby residents houses (ours) while they wait for transport home. It is difficult to get a taxi at very short notice to attend Llanhennock and often there is wait of us up to 2 hours (depending on the time of year). The nearest bus stop is based on Usk Road (one mile away) and services cease early evening.

It would not be safe for an inebriated person to walk along an unlit road at night.

Please ensure that all our objections are considered by the licensing committee when they consider the revised applications for Alcohol and Entertainment Licenses to be granted for Woodbank House Property.

Yours sincerely



**Monmouthshire Licensing Authority  
Licensing Act 2003**

**REPRESENTATION FORM FROM OTHER PERSONS**

**This representation is made by an Other Person**

<b>Your name/organisation name/name of body you represent (see note 3)</b>	
<b>Organisation name/name of body you represent (if appropriate) (see note 3)</b>	
<b>Postal and email address</b>	
<b>Contact telephone number</b>	

<b>Name of the premises you are making a representation about</b>	Woodbank
<b>Address of the premises you are making a representation about</b>	Llanhennock NP18 1LU

**Your representation must relate to one of the four Licensing Objectives (see note 4)**

<b>Licensing Objective</b>	<b>Yes or No</b>	<b>Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary</b>
<b>To prevent crime and disorder</b>	Yes	<ul style="list-style-type: none"> <li>• Granting an entertainment and alcohol license allowing up to a 100 people to use Woodbank, potentially on a daily basis until 1.30 - 2am, may result in drunken and disorderly behaviour when large numbers of partygoers are leaving the premises</li> <li>• This is a very quiet residential area, with narrow lanes, limited visibility and no lighting</li> </ul>



<p><b>Public safety</b></p>	<p><b>Yes</b></p>	<ul style="list-style-type: none"> <li>• The proposal will significantly increase vehicle movements along a minor narrow lane and increase the traffic volume through the village of Llanhennock, as well as making some blind spots even more dangerous</li> <li>• There will be an increase in traffic at night time as Evening and late night visitors to Woodbank will require taxis, mini-buses and coaches to take them to and fro the premises.</li> <li>• There will be an increase in daytime traffic when entertainment/wedding goods are delivered by lorries and large trucks and removed from the premises</li> <li>• Llanhennock mainly consists of farming land and there is livestock regularly moved from paddock to paddock as well as many dog walkers, runners, cyclists, rambles and horse riders that use the narrow lanes.</li> <li>• Excessive traffic would make the lane unsafe as there are limited places for vehicles to pass. Also, many people visit this area of the Usk valley to enjoy the peaceful walks, countryside and wildlife, this would not only impact residents but visitors alike</li> <li>• There are no pavements and there is no street lighting. An increase in traffic through the narrow lane will make it an unsafe place to walk. Children in the village regularly walk through the lane to school and to meet friends.</li> <li>• The bridge directly outside Woodbank was repaired just a couple of years ago and the road was closed for some time whilst the repairs took place. A significant increase in traffic would jeopardise this. There are already some cracks appearing, so it will not withstand large vehicles regularly passing across it such as coaches, minibuses, large delivery vans and lorries</li> </ul>
<p><b>To prevent public nuisance</b></p>	<p><b>Yes</b></p>	<ul style="list-style-type: none"> <li>• Noise pollution is a significant concern from noise breakout from both the venue's internal sound system as well as entertainment within the grounds</li> <li>• Marquees and tents where music is going to be played will travel within the valley and across open fields. This will be made even worse during pleasant weather as windows and doors will be left open in the house and marquees will be opened up, this</li> </ul>





will effect not only the neighbouring houses but residents who live on the Glen Usk Road and on the top lane in the village. Noise is amplified in the small valley and travels across open fields where there are few sound buffers

- Woodbank is currently used a holiday let for up to 20 persons. Our house, is located in close proximity to Woodbank. We have already occasions when we have had noise disturbances from holiday guests. This will significantly increase if the Woodbank is permitted an entertainment and alcohol licence.
- Even though Woodbank is set within its own grounds, it is in very close proximity to a number of homes (including ours). If a license is granted it will greatly effect residents particularly the elderly and children and therefore it is not suitable as a commercial wedding and entertainment venue
- Up to 100 guests, potentially 7 days a week until early hours of the next morning, would mean lack of privacy would become a huge concern for the properties located next to Woodbank and in direct line of sight
- Additional noise from wedding partners/planners from early hours, during the day and late at night whilst setting up and taking down will also have an impact
- Woodbank are requesting a license from 8am to 1.30 - 2am, 7 days a week, this will mean constant noise, which is totally unreasonable. Noise during these hours, 7 days/nights per week is not acceptable and will be harmful to health for those living close to Woodbank
- Fireworks could be displayed throughout the year, causing considerable disturbance to residents as well as frightening farm stock, horses, local wildlife and pets. Light and noise from discos and bands will have a detrimental effect on the large bat population, birds and diverse wildlife that live here. There are many species that would be impacted which are nesting within the woodland around Woodbank, such as owls, buzzards, woodpeckers, migrating wagtails as well as animals such as badgers to name but a few, many of which are endangered.
- Loud noise every day and every night will



		<p>spoil the peaceful area of the Usk Valley for everyone, including residents and visitors as well as having a harmful effect on animals and wildlife, all for the financial gain of one individual.</p> <p>Both of us work full time and spend a considerable amount of our spare time (Evenings and Weekends) in our garden. Music and noise disturbance every day and night would have a significant impact on our ability to enjoy our Garden and will potentially impact on my health and wellbeing.</p> <p><b>Human Rights Act 1998</b></p> <ul style="list-style-type: none"> <li>• <b>Article 1 Protection of property.</b> Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.</li> </ul>
<p><b>To protect children from harm</b></p>	<p><b>Yes</b></p>	<ul style="list-style-type: none"> <li>• Many of the local resident's children regularly walk through the lane to meet up, catch the mini bus to school, ride bikes, and walk dogs, run and play. Numerous vehicles, many of which will be large, with drivers who are unfamiliar with the area, will make the lane unsafe. There are many blind spots and as previously stated no street lighting and no pavements. This will make it unsafe for children</li> </ul>

<p><b>Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account. **</b></p>	
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27/01/19

meeting of the  
 eding. If you do  
 not attend, the Committee will consider any representations that you have made.



16<sup>th</sup> February 2019

**FAO :- Ms Samantha Winn, Licensing Officer**

**Dear Madam,**

**RE:- Woodbank, Llanhennock- Licensing Act 2003**

Further to your letter dated 12<sup>th</sup> February 2019, we write to confirm that we have considered the revised applications for Entertainment and Alcohol Licenses for Woodbank House Property, Llanhennock. After reviewing the revised applications, we write to confirm our objection to the revised proposals.

The reasons for our objections are follows:-

**Environmental**

Noise pollution remains a key concern for the following reasons:-

1. Noise pollution until 2300 remains a significant concern from noise breakout from both the venue's internal sound system as well as entertainment within the grounds
2. Marquees and tents to be located outside (identified as 1-3 on the plan) where music is going to be played will travel within the valley and across open fields. This will be made even worse during pleasant weather as windows and doors will be left open in the house and marquees will be opened up. Even though Woodbank House Property is set within its own grounds, it is in very close proximity to a number of homes (including ours). We will therefore suffer significant noise pollution when Weddings and Events are taking place. This will significantly impact on our quality of life and Health and Wellbeing.
3. Up to 250 guests, potentially 7 days a week until early hours of the next morning (by the time taxi drivers have picked people attending the event/wedding) will mean lack of privacy and will be a huge concern to us.



4. Additional noise from wedding partners/planners from early hours, during the day and late at night whilst setting up and taking down will also have an impact on us.
5. Fireworks could be displayed throughout the year, causing considerable disturbance to residents as well as frightening farm stock, horses, local wildlife and pets.
6. Light and noise from discos and bands will have a detrimental effect on the large bat population, birds and diverse wildlife that live here. There are many species that would be impacted which are nesting within the woodland around Woodbank, such as owls, buzzards, woodpeckers, migrating wagtails as well as animals such as badgers to name but a few, many of which are endangered.
7. Loud noise every day and every night will spoil the peaceful area of the Usk Valley for everyone, including residents, rambles (there are many public footpaths which are used frequently by walkers including one which passes through the field where the marquee is to be sited o/s reference 367/8/3) and visitors as well as having a harmful effect on animals and wildlife.
8. Both of us work full time and spend a considerable amount of our spare time (Evenings and Weekends) in our garden. Music and noise disturbance every day and night would have a significant impact on our ability to enjoy our Garden and will potentially impact on our health and well-being.

In summary, the changes proposed in the revised applications will not impact on the environmental concerns we have about the proposed applications. We will still experience significant noise pollution if the applications are granted which will impact on our health and well-being.

#### **Human Rights Act 1998**

9. **Article 1** Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.

#### **Public Safety**

Public safety remains a significant concern for the following reasons:-

#### **Traffic**

10. As stated in our previous submission, there will be an significant increase in daytime traffic (in terms of attendees attending the events/weddings and when entertainment/wedding items are delivered by lorries and large trucks and removed from the premises) and night time traffic as evening and late night visitors to Woodbank will require taxis, mini-buses to take them to and from the premises.

Additionally, Llanhennock mainly consists of farming land and there is livestock regularly moved from paddock to paddock as well as many dog





walkers, runners, cyclists, ramblers and horse riders that use the narrow roads.

We believe that the additional traffic attending Woodbank House will cause significant inconvenience to local residents and has the potential to make the road unsafe as there are limited places for vehicles to pass. We regularly walk along the road to enjoy the peaceful walks, countryside and wildlife. The revised proposal will not only impact local residents (like us) but the many walkers, dog walkers, runners, cyclists, ramblers and horse riders that use the narrow roads.

There are no pavements and there is no street lighting. An increase in traffic through the narrow road will make it an unsafe place to walk. Children in the village regularly walk through the road to school and to meet friends.

We are also very concerned at the damage that may be done to the road by the additional traffic on the road. As indicated in our previous submission, the bridge located just before the driveway to Woodbank House Property was only repaired a few years ago and is showing signs of damage. The risk of damage to the road and further damage to the bridge will only increase with the additional traffic going along the road.

In summary, the changes in the revised applications will not reduce the significant increase in vehicle movements along Glen Usk road. The road to the drive which leads to Woodbank House is a minor narrow road. Our driveway also connects to this road. The additional traffic volume will significantly affect us and other residents who live along this road as well as the many visitors to the area.

### **Security**

11. Granting an entertainment and alcohol license allowing up to a 250 people to use Woodbank, potentially on a daily basis until 2300, may result in drunken and disorderly behaviour when large numbers of partygoers are leaving the premises.

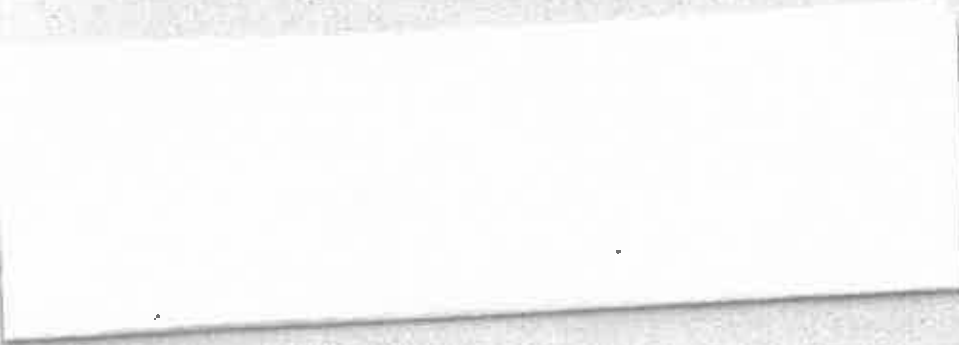
It is noted that Security arrangements will be put in place to ensure the safety of people attending events and weddings at Woodbank House including security at the driveway gates. However a key issue of concern to us in the revised proposals is that drunk and disorderly attendees can be removed from the premises (point 3 under section titled Prevention of Crime and Disorder). As Woodbank House Property is located in a rural area, there is a real risk that individuals not permitted entry or removed from the premises for poor behaviour will loiter and cause a disturbance on the road or by nearby residents houses (ours) while they wait for transport home. It is difficult to get a taxi at very short notice to attend Llanhennock and often there is wait of us up to 2 hours (depending on the time of year). The nearest bus stop is based on Usk Road (one mile away) and services cease early evening.

It would not be safe for an inebriated person to walk along an unlit road at night.



**Please ensure that all our objections are considered by the Licensing Committee when it considers the revised Applications for an Alcohol and Entertainment Licenses for Woodbank House Property.**

**Yours Sincerely**





**Winn, Samantha**

reps

**From:**  
**Sent:**  
**To:**  
**Subject:**  
**Attachments:**

I refer to the attached. As I am away in Spain sadly I am unable to print the attached form. However I hope the information you need is given below:-



ck.

We are making the representation about the property Woodbank, Llanhennock. Newport NP18 1LU.

Our representation is regarding the following Licensing Objectives:-

**TO PREVENT PUBLIC NUISANCE:-**

The property is in a rural area and very close to several houses and indeed farms. The noise from the property and it's requested activities would be a considerable nuisance to the nearby properties and their residents and children and animals.

**PUBLIC SAFETY AND TO PROTECT CHILDREN FROM HALM:-**

The property and neighbouring properties are accessed by a small single track road which is unsuitable for the increased vehicle use for the party goers and supplier lorries.

Local children and family pets use this road for dog walking and exercise and the proposal would endanger their safety.

wish to object to this application. If will arrange.



ated outlining concerns with the change of use at place for an alcohol and entertainment y the owners, although it is not very visible, the

application is available to view online:



**Winn, Samantha**

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**From:**  
**Sent:**  
**To:**  
**Subject:**

Many thanks for the email.

I wish to continue with our representation and objection to the proposal.

The details in your email give me no comfort and indeed heighten our concerns about noise pollution, light pollution, numbers involved, outdoor use, alcohol abuse, volume of traffic and taxis/buses late at night on the very small road system.

We also believe the volume of non local people visiting the area from away could lead to an increased levels of robbery in this quiet area.

Indeed we agree with the Environmental Health Department who also object to the application.

Regards.

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10/10/10





**Monmouthshire Licensing Authority  
Licensing Act 2003**

**REPRESENTATION FORM FROM OTHER PERSONS**

**This representation is made by an Other Person**

<b>Your name/organisation name/name of body you represent (see note 3)</b>
<b>Organisation name/name of body you represent (if appropriate) (see note 3)</b>
<b>Postal and email address</b>
<b>Contact telephone number</b>

<b>Name of the premises you are making a representation about</b>	Woodbank
<b>Address of the premises you are making a representation about</b>	Woodbank, Llanhennock, NP18 1LU

**Your representation must relate to one of the four Licensing Objectives (see note 4)**

<b>Licensing Objective</b>	<b>Yes</b>	<b>Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary</b>
<b>To prevent crime and disorder</b>	yes	We live next door to the property within line of sight approximately 100 metres away. We have a number of out buildings, barns, storage areas and a cattery which we would be very concerned about if intoxicated individuals/groups from the Woodbank property were to head to our land and damage, steal from or graffit, We are surrounded by fields and woodland which are connected to the Woodbank by a public footpath giving easy access to our property and to our business to cause crime. We have had numerous articles stolen from our property in the past and our cattery business vandalised and this was without hundreds of people next door, this worries us very much.



<p><b>Public safety</b></p>	<p>yes</p>	<p>We are pensioners who have lived at this address for nearly 30 years working hard to sustain an independent life through our cattery business and rental of fields for livestock and horses – the thought of the neighbouring property having a 7 day alcohol license fills us with dread and anxiety which is not conducive with our current complex health needs which include treatment for high blood pressure, stroke, heart disease and stress.</p> <p>The public footpath which connects Woodbank to our property drops down a steep hill and crosses a stream over an old wooden bridge, adjacent to a large pond. If drunk individuals were to attempt to cross this, especially at night, it is highly likely they will fall in to the stream which is approx. 3 meters below. The consequence of granting this alcohol license would lead to large events to be held at the premises which again concerns us a great deal. The roads of this village are not designed for 100s of guests and delivery lorries and so on. It is a rural small village with single lane roads which accesses main road links via other small villages, or villages that already suffer from pollution (e.g. Caerleon). In addition, alcohol licenses are linked to numerous safety issues due to greater consumption of alcohol for example and most relevant to us, the increase in litter to the countryside and specifically broken glass and potentially drug remains (eg needles) which will litter the grass land around our home which our grandchildren use for play (see for more details Forsyth et.al 2007, SCCJR). On a heavy party weekend for this property (up to 15 guests) the commercial sized bin they use is placed at the road side and regularly overflows affecting wildlife and litters the road (which then ends up in our field via wind dispersal). An increase in numbers as a consequence of an alcohol license would mean an increase in this also. What also concerns us is the road immediately outside the entrance to Woodbank collapsed a few years back causing significant disturbance to the local community and no doubt endless traffic across this stretch of road would make it susceptible to further damage at the local councils expense. It also caused great losses to our neighbourhood for several months as farm traffic could not use the roads. The granting of the alcohol license would mean an increase in traffic because of such potentially larger events, or many cars being left on the road as people use public transport to get home. This is causing great concern at the thought of potentially</p>
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		<p>damaging the road on a regular basis. In addition, the increased use of minibuses and taxis at anti-social hours will concern us a great deal, as the area successfully houses a number of wildlife species, some of which are protected. The thought of people walking through the lanes due to the inability of getting a taxi, possibly urinating, possibly tampering with barns but most definitely scaring livestock and wildlife as they try to get back home is of great concern.</p> <p>Woodbank is a dangerous environment. It has very steep hills on 3 of its 4 boundaries which all run in to water including the river usk which is at the end of their field. We do not wish to witness a drunken accident which would almost definitely result in fatality due to the clay riverbank and strong currents.</p> <p>We do not wish to see somebody attempt to ride our horses which are in the field next door to woodbank. I am also greatly concerned that we will lose business on our livery yard as riders will be reluctant to rent stables and fields next to a noisy, intoxicating, party venue for the long hours as requested. Similarly, our cattery's unique selling point is the tranquillity of the area (e.g. no kennels for dogs, just a peaceful valley) which would no longer exist should this licence be granted. The noise will be too much for some customers as the sound resonates extremely easily within a valley.</p>
<p><b>To prevent public nuisance</b></p>	<p>yes</p>	<p>We already have significant noise and disturbance from the Woodbank property from the current holiday rentals there. We have not complained as we thought we were being accommodating. We shall note and record this going forward to highlight the regularity of this. To have larger formal occasions taking place all day, with deliveries, music, fireworks and so on which would accompany an alcoholic license would be horrendous for our peaceful cottage, cattery and livery yard. An alcohol license would mean more drunken guests, gather larger crowds for entire days / weekends, which would increase the noise further which would travel throughout the valley here. Topographically we are below them at the bottom of the hill less than 100meters away and so the noise would travel very easily to us. We have a small cattery business and the animals are very susceptible to stress and anxiety with loud noises, the alcohol license would only intensify this and prolong it for entire days. This is not fair or appropriate for our business and more importantly the animals which our local community trust in us looking after.</p>



<p><b>To protect children from harm</b></p>	<p>yes</p>	<p>We live next door to our 3 young grandchildren children aged 2, 4 and 7 and we do not wish for them to be subjected to drunken behaviour at all day parties from their neighbours. We do not wish for intoxicated individuals to be using the public footpath which goes through our home and causing harm to the children directly or indirectly, physically or verbally. There are many research studies which show a link between alcohol licenses and increases in antisocial behaviour, violence, violent crime and would no doubt increase in our village due to granting this alcohol license (see for example Piliakas et al 2018 in the Journal of Preventative Medicine). A 7 day a week alcohol license for parties in the neighbouring Woodbank would interfere with the childhood of our grandchildren.</p>
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<p><b>Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account. **</b></p>	<p>There are far too many major concerns to be able to allow this application of an alcohol license.</p> <p>An alcohol license is unacceptable to a peaceful valley that is so potentially dangerous if intoxicated for all parties, namely the river and its extremely strong current, the clay riverbank, the stream, the pond, the steep nature of the valley, the use of the public footpath to access us neighbours, the wandering of public into our garden and therefore our animals, the small lanes, the worrying of a species rich wildlife and livestock in our area. We are a small, rural and peaceful village and do not need a 7 day venue serving alcohol until midnight.</p> <p>A major Health and safety concern. Even if Woodbank was to secure some fencing to prevent some of the above it will be seen as a challenge for some intoxicated individuals and the natural geography of the land is unavoidably dangerous.</p>
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Sigr  
Date

1. If you ted to attend a meeting of the  
 Licensing Authority's Committee and any subsequent appeal proceeding. If you do  
 not attend, the Committee will consider any representations that you have made.





**Monmouthshire Licensing Authority  
Licensing Act 2003**

**REPRESENTATION FORM FROM OTHER PERSONS**

**This representation is made by an Other Person**

<b>Your name/organisation name/name of body you represent (see note 3)</b>	
<b>Organisation name/name of body you represent (if appropriate) (see note 3)</b>	
<b>Postal and email address</b>	
<b>Contact telephone number</b>	

<b>Name of the premises you are making a representation about</b>	Woodbank
<b>Address of the premises you are making a representation about</b>	Llanhennock, NP18 1LU

**Your representation must relate to one of the four Licensing Objectives. (see note 4)**

<b>Licensing Objective</b>	<b>Yes or No</b>	<b>Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary</b>
<b>To prevent crime and disorder</b>	Y	It is perceived that large numbers of people attending functions at Woodbank will most probably result in public order offenses especially since alcohol is to be served. It is unlikely that 100 people leaving at 1.30am or 2.00am would be without incidents.
<b>Public safety</b>	Y	The lane on which Woodbank is situated is a narrow, meandering, unlit lane with no pedestrian pavements.  The increase in traffic at all times of day and late into the night from staff and guests will increase the road risks to local residents and users of the countryside. These include our school age children, walkers, cyclists, horse riders etc.  We live on a dangerous junction and there is a high risk of traffic incidents due to unfamiliar people driving in the dark lanes.
<b>To prevent public nuisance</b>	Y	Nuisance noise from events is a massive concern. To have recorded music and bands playing until 1.30am or later inside the main premises or marquees could affect not only the nearby neighbours but those further afield since the location is quite open. It is likely that the noise from events will unreasonably and substantially interfere with the use or enjoyment of peoples' homes.  Having multiple vehicles leaving late at night and



		<p>possibly sounding their horns in the narrow lanes is worrying also.</p> <p>If fireworks were used then these could affect people over a vast area and not just the immediate neighbourhood.</p> <p>There is a risk of harm to wildlife and livestock from noise and lighting.</p> <p>One of the benefits of living in a quiet rural community such as ours is the peace and tranquillity that we enjoy, especially in the evenings and at night. If this was compromised this would seriously affect our enjoyment of our home. I believe that it is a right that people are allowed "peaceful enjoyment of their possessions".</p> <p>Night hours are defined in the Noise Act 1996 as 11.00 pm until 7.00 am. To reduce noise nuisance from houses and premises, the law defines a maximum amount of noise which is acceptable during night hours. The requested licensing hours are outside of this defined time period.</p>
<p><b>To protect children from harm</b></p>	<p>Y</p>	<p>Our children and many other people use and the lane for recreation and walking to school. Increasing the traffic flow will increase risks to road users and pedestrians.</p>

<p><b>Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account. **</b></p>	
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Signed: |

19

1. If you do make a representation you will be expected to attend a meeting of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider any representations that you have made.
2. This form must be returned within the statutory period of 28 days from the date the application was displayed on the premises of the date given to the public notice in a local newspaper or other local publication.
3. These can only relate to the four licensing objectives.

