
REPRESENTING EMMBROOK RESIDENTS

26th June 2016

Licensing Team,
Environmental Health and Licensing Services,
Wokingham Borough Council,
PO Box 155,
Shute End,
Wokingham,
RG40 1WW.

Dear Sirs,

**Re: Application for a Premise Licence by the Emmbrook Sports and Social Club
dated 1st June 2016**

I am writing on behalf of the Emmbrook Residents Association in response to the above application by the Emmbrook Sports and Social Club for their premises located on the junction of Lowther Road and Old Forest Road.

The Club already has a Club Premises Licence for playing of recorded music and supply of alcohol. We have been informed by the Club management that they have applied for this premises licence to overcome the burdensome requirement of the current licence of having to sign in non-members, or make them temporary members, in order for them to attend to events at the Club. However, we note that the application extends the finishing times of the activities and allows a much larger range of activities than the original licence as well as allowing them to be carried out outdoors. As the Club premise is situated in a quiet residential area this does raise concerns over possible disturbance to the neighbouring residential properties, with particular regard to the staging of events outdoors. The Club management has tried to allay these concerns by stating that they do not wish to increase the Club's activities, and there would be no change to the effects currently experienced by neighbours. On the face of it, this would be quite acceptable as, as far as we are aware, neighbouring residents do not suffer unduly from the Club's current social and entertainment activities. However, as the licence would last indefinitely, it is possible that in time these activities could increase to an unacceptable level. In fact, we have been told that as the licence application stands the Club could run all the activities concurrently and continuously for seven days a week. Although we are not suggesting that this is even a remote possibility, it does illustrate a lack of control and balance in the application that has not been addressed by the applicant.

In addition to the impact of the activities themselves, the effect of the departure of the participants late at night needs to be considered. This is of particularly relevance in view of the planning application the Club has lodged which includes increasing the provision of onsite car parking by 70 spaces.

We understand that in order to address issue of this nature, the Environmental Health Team within the Environmental Health and Licensing Service can impose limits on licensable activities. It is therefore submitted that they should assess the issues raised above and agree noise levels and the time limits for these levels with the Club. As the cumulative effect of disturbance to neighbours of activities that individually could be seen as acceptable can be significant, the frequency of events should also be considered. Finally, we submit that there should be some form of control and monitoring to ensure that the agreed limits and mitigation measures are maintained.

We feel that the inclusion of such conditions in the approval of the application would be of benefit to both to the Club and its neighbours, as it would mitigate conflict by minimising the effects on neighbours while at the same time providing an agreed envelope that the Club can successfully operate within.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Gallagher', with a horizontal line drawn underneath it.

Paul Gallagher
Chairman
Emmbrook Residents Association