

## Licensing

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**From:** Jane Williams  
**Sent:** 27 May 2022 12:36  
**To:** Bredy Farm  
**Cc:** licensingteamc  
**Subject:** Bredy Gate Variation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Roy K

Afternoon

I have the document to review.

You will recall we had a conversation in the restaurant, about February I think, with Roy Keepax, when we talked about the onerous conditions of supplying a NMP for every festival I can't see that you have requested a change to this condition on the variation document.

I do think the cooling down period should remain – it does have relevance to an outdoor venue just as much as an indoor one, perhaps we could consider the last 30mins rather than an hour i.e. from 23.15hrs? I note the intended background music for the recorded post 23.45hrs

The use of notices is standard practise for outdoor as well as indoor venues, may I suggest that perhaps these notices may only be relevant when amplification is used and may not be necessary for events that finish before say 22.00hrs? the polite notices would be just as relevant to campers as it would to your neighbours, perhaps even more so for those with young families.

Is the intention for the 02.00 alcohol provision on Monday mornings relate to Bank Holiday Mondays? It would be good to specify that, similarly for those periods when the Thursday runs through to Friday.

What I am trying to do here is to prevent objections to this variation which in principle I have no issue with, for me it just needs some tweaking. I hope this makes sense.

Jane

**Jane Williams**  
**Environmental Protection Team Leader**  
**Community and Public Protection**  
**Dorset Council**

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## Roy Keepax

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**From:** Jane Williams  
**Sent:** 31 May 2022 13:15  
**To:** Roy Keepax  
**Subject:** FW: Bredy Gate Variation

**Jane Williams**  
**Environmental Protection Team Leader**  
**Community and Public Protection**  
**Dorset Council**



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**From:** Bredy Farm <[REDACTED]>  
**Sent:** 27 May 2022 15:53  
**To:** Jane Williams <jane.williams@dorsetcouncil.gov.uk>  
**Subject:** Re: Bredy Gate Variation

Hi Jane,

Yes, not a problem to implement that cooling period, we tend to do that naturally as the last act finishes, especially if the weather conditions are against us as the crowd tends to move closer to the stage.

We will print out some notices asking our guests to leave quietly and respect the surrounding residents.

In regards to the alcohol provision, we are going for a full weekly license until 2am every day anyway, so we will look into this and are happy to talk further. We are expecting objections, however we are trying to get the appropriate conditions to run the business as smoothly and effectively as possible.

I'm responding on behalf of [REDACTED] as he's quite busy organising the first festival at the moment, if you had any other questions please let me know but it may be best to talk to him directly (possibly best to reach him via mobile). Charlie would also like to express his thanks for your courtesies in court.

Thanks,

**Bredy Farm**  
[REDACTED]

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On Fri, 27 May 2022 at 12:36, Jane Williams <[jane.williams@dorsetcouncil.gov.uk](mailto:jane.williams@dorsetcouncil.gov.uk)> wrote:

Afternoon

I have the document to review.

You will recall we had a conversation in the restaurant, about February I think, with Roy Keepax, when we talked about the onerous conditions of supplying a NMP for every festival I can't see that you have requested a change to this condition on the variation document.

I do think the cooling down period should remain – it does have relevance to an outdoor venue just as much as an indoor one, perhaps we could consider the last 30mins rather than an hour i.e. from 23.15hrs? I note the intended background music for the recorded post 23.45hrs

The use of notices is standard practise for outdoor as well as indoor venues, may I suggest that perhaps these notices may only be relevant when amplification is used and may not be necessary for events that finish before say 22.00hrs? the polite notices would be just as relevant to campers as it would to your neighbours, perhaps even more so for those with young families.

Is the intention for the 02.00 alcohol provision on Monday mornings relate to Bank Holiday Mondays? It would be good to specify that, similarly for those periods when the Thursday runs through to Friday.

What I am trying to do here is to prevent objections to this variation which in principle I have no issue with, for me it just needs some tweaking. I hope this makes sense.

Jane

**Jane Williams**  
**Environmental Protection Team Leader**  
**Community and Public Protection**

## Roy Keepax

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**From:** Jane Williams  
**Sent:** 14 June 2022 09:06  
**To:** Roy Keepax  
**Subject:** RE: bredy NMP condition

So I have just changed the first phrase.

At least 2 months before the first outdoor event takes place each year, a Noise Management Statement and Plan shall be produced by a suitably qualified acoustic consultant and submitted to Environmental Protection and agreed prior to the event taking place. The plan shall appropriately reflect the Guidelines in Sections 3.1,3.2, 3.3,3.4, 3.5,3.7, 3.8,3.9, 3.10, 4.2, 4.3, 4.7, 4.8 (\*see note), 4.9, 4.10, 4.11 and 4.12 of the Code of Practice on Environmental Noise at Concerts, as produced by the Noise Council (The Code). *\* In relation to Section 4.8, it is not expected that such sound tests should be performed before every event. However, such a test should be performed after any significant change to the sound system or attenuation measures, and at least once every year.*

**Jane Williams**  
**Environmental Protection Team Leader**  
**Community and Public Protection**  
**Dorset Council**

  
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**From:** Roy Keepax <roy.keepax@dorsetcouncil.gov.uk>  
**Sent:** 14 June 2022 09:01  
**To:** Jane Williams <jane.williams@dorsetcouncil.gov.uk>  
**Subject:** bredy NMP condition

Hi Jane,

Here it is

At least 2 months before any outdoor event takes place, a Noise Management Statement and Plan shall be produced by a suitably qualified acoustic consultant and submitted to Environmental Protection and agreed prior to the event taking place. The plan shall appropriately reflect the Guidelines in Sections 3.1,3.2, 3.3,3.4, 3.5,3.7, 3.8,3.9, 3.10, 4.2, 4.3, 4.7, 4.8 (\*see note), 4.9, 4.10, 4.11 and 4.12 of the Code of Practice on Environmental Noise at Concerts, as produced by the Noise Council (The Code). *\* In relation to Section 4.8, it is not expected that such sound tests should be performed before every event. However, such a test should be performed after any significant change to the sound system or attenuation measures, and at least once every year.*

**Roy Keepax**  
**Senior Licensing Officer**  
**Place Services**

## Licensing

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**From:** Bredy Farm <[REDACTED]>  
**Sent:** 27 June 2022 10:23  
**To:** Licensing  
**Cc:** Bredy Farm  
**Subject:** Re: NMP Noise Condition amendment confirmation

**Categories:** Roy K

Hi Roy,

Yes agreed.

Many thanks,

[REDACTED]

On Mon, 27 Jun 2022 at 08:53, Licensing <[licensing@dorsetcouncil.gov.uk](mailto:licensing@dorsetcouncil.gov.uk)> wrote:

Dear Charlie,

Thank you for your email however your email only confirms what we discussed, can you confirm if you are happy to change the below condition as Janes recommendation;

*(1) At least 2 months before any outdoor event takes place, a Noise Management Statement and Plan shall be produced by a suitably qualified acoustic consultant and submitted to Environmental Protection and agreed prior to the event taking place. The plan shall appropriately reflect the Guidelines in Sections 3.1,3.2, 3.3,3.4, 3.5,3.7, 3.8,3.9, 3.10, 4.2, 4.3, 4.7, 4.8 (\*see note), 4.9, 4.10, 4.11 and 4.12 of the Code of Practice on Environmental Noise at Concerts, as produced by the Noise Council (The Code). \* In relation to Section 4.8, it is not expected that such sound tests should be performed before every event. However, such a test should be performed after any significant change to the sound system or attenuation measures, and at least once every year.*

To this which is what Jane Williams has recommended;

- 1. At least 2 months before the first outdoor event takes place each year, a Noise Management Statement and Plan shall be produced by a suitably qualified acoustic consultant and submitted to Environmental Protection and agreed prior to the event taking place. The plan shall appropriately reflect the Guidelines in Sections 3.1,3.2, 3.3,3.4, 3.5,3.7, 3.8,3.9, 3.10, 4.2, 4.3, 4.7, 4.8 (\*see note), 4.9, 4.10, 4.11 and 4.12 of the Code of Practice on Environmental Noise at Concerts, as produced by the Noise Council (The Code). \* In relation to Section 4.8, it is not expected that such sound tests should be performed before every event. However, such a test should be performed after any significant change to the sound system or attenuation measures, and at least once every year.*

Apologies but it needs to be quite clear that you agree to this amendment as part of your variation.

Kind Regards

**Roy Keepax**  
**Senior Licensing**  
**Officer**  
**Place Services**  
**Dorset Council**

[01305 838028](tel:01305838028)

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## Roy Keepax

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**From:** Jane Williams  
**Sent:** 31 May 2022 14:52  
**To:** Roy Keepax  
**Subject:** Premises Variation - Bredy Gate

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Following conversations with the Premises they have agreed some minor changes to their proposals on the removal of conditions i.e. the continuation of signage around the site to remind clients to keep the noise levels down, to keep a cool down period but reduce this to 30mins and finally to agree to only submit a noise management plan once a year and additionally whenever major changes take place between times.

I therefore have no further comments to make.

Kind regards  
Jane

**Jane Williams**  
**Environmental Protection Team Leader**  
**Community and Public Protection**  
**Dorset Council**

  
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## Planning Services

County Hall, Colliton Park  
Dorchester, Dorset, DT1 1XJ

) 01305 838336- **Development Management**

) 01305 224289- **Minerals & Waste**

8 [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Kathryn Miller  
Licensing  
Dorset Council

**Date:** 16 June 2022

**Ref:** P/CONS/2022/00104

**Team:** Western and Southern

**Case Officer:** Charlotte Loveridge

) [REDACTED]

\* [charlotte.loveridge@dorsetcouncil.gov.uk](mailto:charlotte.loveridge@dorsetcouncil.gov.uk)

Dear Kathryn

**Application No:** P/CONS/2022/00104

**Location:** Bredy Gate Bredy Farm Bredy Lane Burton Bradstock DT6 4ND

**Proposal:** Notification of an application to vary a premises licence under the Licensing Act 2003

Thank you for your consultation.

A planning application was submitted for this site under WD/D/17/001698 for *“Change of use of field from agricultural to mixed use of agricultural/festival for occasional 3-day long festival events (3 times a year) between May to early September. Remove original agricultural building and erect new mixed use building.”* This was dismissed at appeal by The Planning Inspectorate on 14 February 2020.

Therefore any events that take place on this site are done so under Schedule 2, Part 4, Class B (temporary use of land) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This allows the following:

### Permitted development

B. The use of any land for any purpose for not more than 28 days in total in any calendar year, of which not more than 14 days in total may be for the purposes of—

- (a) the holding of a market;
- (b) motor car and motorcycle racing including trials of speed, and practising for these activities, and the provision on the land of any moveable structure for the purposes of the permitted use.

### Development not permitted

B.1 Development is not permitted by Class B if—

- (b) the land in question is a building or is within the curtilage of a building;
- (c) the use of the land is for a caravan site;

Planning Service privacy notice can be found at:

[www.dorsetcouncil.gov.uk/your-council/about-your-council/data-protection/service-privacy-notices/planning.aspx](http://www.dorsetcouncil.gov.uk/your-council/about-your-council/data-protection/service-privacy-notices/planning.aspx)



- (d) the land is, or is within, a site of special scientific interest and the use of the land is for—
  - (i) motor car and motorcycle racing including trials of speed or other motor sports, and practising for these activities;
  - (ii) clay pigeon shooting; or
  - (iii) any war game, or
- (e) the use of the land is for the display of an advertisement.

Yours sincerely

Charlotte Loveridge  
Planning Officer