

**From:** [REDACTED]  
**Sent:** 13 June 2022 19:26  
**To:** [Licensing](#)  
**Cc:** [REDACTED]  
**Subject:** Bredy Farm - Premises Licence application number WDPL0768 - Charles Harris

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**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Roy K

Dear Sir/Madam,

I am objecting to this Licence application on the basis of :-

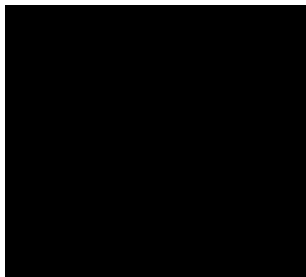
**Prevention of a public nuisance**

**The prevention of crime and disorder.**

Bredy Farm's Pop Festivals are already too noisy late at night. To extend the licensing hours for this outdoor venue to up to 2am, (23.45pm for loud music & 1am for food & 2am for other music) is unacceptable to the residents of Burton Bradstock. I have also notified the Burton Bradstock Parish Council, and county councillor, Mark Roberts.

Can you please reject this licence application.

Best regards



OBJECTION: REF: Bredy Gate, Bredy Farm. WDPL0768

I wish to lodge an objection to the Application for the extension of the music licence appertaining to Bredy Gate WDPL 0768. Noise from live music at Bredy Farm has a long history of being an intrusive nuisance to near neighbours and the local village of Burton Bradstock.

To extend the frequency from three to seven days and all year round will mean that there will be no respite and have a compound effect on all concerned . Even with the reduced volume levels of recorded music the drop in natural surrounding noise levels results in the music being clearly audible over a significant distance.

Holding events entailing late night music on a regular basis constitutes a permanent entertainment site which would require planning permission for change of use should they be held on more than 28 days in any one year. The 'temporary' stage building has now been in place without moving for two years despite a planning appeal decision stating that any building must be only on site temporarily.

This site is within the designated Dorset Area of Outstanding Natural Beauty which seeks to protect and promote the tranquillity and character of the natural landscape. These objectives would be seriously compromised by the frequent late night events with amplified music and also impinge on the conservation efforts of contiguous landowners.

Long stay visitors in particular, choose to stay in West Dorset because of the tranquillity and beauty of the area. Whilst the events at Bredy Gate may attract extra short term /day visitors it will be at the expense of the displacement of those with a much greater spend over the wider West Dorset area.



Signed:



**From:** [REDACTED]  
**Sent:** 14 June 2022 21:25  
**To:** [Licensing](#)  
**Cc:** [REDACTED]  
**Subject:** Bredy Gate, Bredy Farm

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**Categories:** Roy K

I wish to object to the proposal to extend the licence for this site. I have only heard about this application by chance and as we live on the edge of Burton Bradstock we are most likely to be affected.

No map has been provided so I assume that the application applies to the hillside site where occasional festivals have been held for the last few years.

Although the site is away from the village, I live where the sound from the festivals can be heard when the weather and wind conditions are in the right direction. I have never had any notification of when festivals are to take place or any contact with the organiser or a number to ask for the sound to be turned down if it is intruding on my sleep. There have been nights when the music has been obtrusive and prevented my sleep.

Whilst the occasional festival is not a problem to have carte blanche to run music and the noise of large numbers of people at any day of the week and as often as they chose could be intolerable. There is no limit specified as to how many people may attend. A limit of say 300 would be reasonable.

The sound monitoring is vague and unspecified. The sites monitored and the noise volumes over background should be discussed and agreed with the local residents who are affected.

There is no provision in the licence for first responders as would be normal for sizeable events. There do not seem to be enough security people when the site is busy and they should not be double tasking as traffic wardens. The Purple Guide for events specifies the correct numbers for the number of attendees. this should be a licence condition. The whole application is deliberately vague and the condition for any event should be very tightly specified by Dorset CC.

The site organiser seems to be passing off the responsibilities for the sound and good order to third parties who are not on the licence. The organiser should be totally responsible for all matters regarding the conduct of any festival.

I would be happy for a limit of 6 festivals a year, with amplified music finishing at 23:00.

Anything more than this would be destroying the peace and quiet of rural Dorset in what is predominantly a retirement area where the residents tend to go to bed early.

Yours

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**Sent:** 14 June 2022 21:36  
**To:** [Licensing](#)  
**Subject:** RE: [REDACTED] Bredy Farm, Burton Bradstock - Public Notice  
Licensing Act 2003

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**Categories:** Roy K

Dear Mr Keepax

Please take into consideration these representations when considering the current application to amend premises licence WDPL768, such variation being described as 'To increase operating hours and amend licence conditions'.

As occupiers of a neighbouring farm and operator of a small holiday let business, our concerns relate to public nuisance created by the noise of the activities taking place at Bredy Farm.

In this regard, we note that under Part 4 'Operating Schedule' the applicant has ticked the boxes to indicate that the following activities (amongst others) would be subject to change:

- e) Live Music
- f) Recorded Music

#### Live Music

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1. The current licence states 'This is for events to be held throughout the summer. 1<sup>st</sup> May to 30<sup>th</sup> September'. The proposed amendment states 'This is for a variety of events held throughout the summer'.
2. There are two amendments here. The first is the removal of defined dates, which opens the door to a longer period of event activity than 1<sup>st</sup> May to 30<sup>th</sup> September. The definition of 'summer' alone is too ambiguous and so as to provide certainty as to the period over which we may potentially experience noise nuisance we would request that the defined period of 1<sup>st</sup> May to 30<sup>th</sup> September be retained. We understand that as this period has already been consented, we cannot request that the period be reduced, otherwise we would be requesting this be reduced to 1<sup>st</sup> June to 31<sup>st</sup> August – the generally recognised summer months.
3. The second amendment is the addition of the phrase 'variety'. We were originally of the understanding that a 'festival' was going to operate from this site and erroneously assumed that this would be a single event each year, as most festivals are. We felt we could tolerate such a one off event, perhaps by arranging to be away. It transpires that actually the activity licenced is that of an outdoor music venue with multiple events. The addition of the word 'variety' could open up the type of event further – outdoor cinema, motorbike rally, monster truck racing... who knows? We request that you make sufficient enquires to ensure this is established and that a tighter definition of event type permitted is established and maintained.
4. If our understanding is correct, the current licence permits the playing of live music (subject to additional noise abatement conditions) from noon to 11.45pm on Friday, Saturday and Sunday

only. Somewhat distressingly the application would appear to extend this to 7 days a week. This is unconscionable. It is difficult to impress in words without using a string of expletives, how this would elevate the disturbance we experience from this licenced site from considerably inconvenient to an intrusion on our lives and wellbeing and might well have an impact on our jobs if our sleep is disturbed.

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Recorded Music

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5. The existing license appears to permit recorded music from on Friday, Saturday, Sunday and Monday, commencing at 9.00am and ending at 2.00am. The amendment would appear to extend this to the entire week by adding Tuesday, Wednesday and Thursday with music being played until one minute short of midnight. There is a description in the application that states 'Recorded music past 23.45 will be background only'. We cannot advise you whether the noise disturbance we experience from time to time is from live or recorded music. We note that it has been necessary to prosecute the applicant recently to prevent public nuisance from noise, although the prosecution failed, as we understand it, on a technical matter. This does not change the fact that we were disturbed and can no longer have faith that the intentions of the applicant are honourable in ensuring that recorded music will be 'background only'. We would request that the application for extending the days permitted for the playing of recorded music be rejected. We would request that a specific measure is applied to calibrate the definition of 'background only'.

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Section L

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6. The applicant has listed a number of existing conditions on the current licence they seek to remove. With regards to music noise the relevant condition is 'The PLH/DPS will adopt a 'cooling down' period where music volume is reduced towards the closing time of the premises e.g. for the last hour of opening'. The applicant purports this is for indoor venues only. We would request that you retain this condition as it is equally valid and if not more so, for outdoor music events. It mitigates the potential for late night noise disturbance for the consented playing of live music, by reducing the playing of loud music to 11.00pm, rather than to one minute before midnight.

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Section M

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7. Under section (a) the applicant states 'we will continue to work alongside environmental health, licencing and the police to ensure the events are managed properly and do not become a public nuisance'. In considering this variation application we would request that the licencing team take into consideration the fact that it has already been felt necessary to seek prosecution of the applicant. We would request also that the team is alive to the tactic of multiple applications over time resulting in a chronic build-up of consented activities and the potential this has to result in subsequent intrusions being imposed on the surrounding community, that are far higher than might be considered acceptable upon first application.

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General

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I have personal involvement in farm diversification activities and completely understand the commercial imperative to seek new and innovative ways to generate income in the rural economy. In

this regard I understand the commercial imperative which has motivated the applicant to make this amendment application (as well as the original application). The commercial imperative of the applicant does of course need to be balanced against that of surrounding businesses. We are aware that there are many holiday homes and caravan parks in the vicinity and we ourselves run a holiday cottage as well as a fishing lake. Customers of our commercial activities come to the area for the tranquillity afforded by this particularly beautiful and unspoilt area of Dorset. We know from speaking with our customers that what they seek is in contrast to the environment created by the applicant's operations. As such the applicant's operations should be moderated accordingly so that there is a fair and reasonable balance between both the applicant's and the neighbouring communities' commercial imperatives.

I have personal involvement in live festival organisation and would suggest that I have seen little in the way of consultation and communication that might ordinarily be expected from a business wishing to operate such activities. Should the applicant genuinely feel there is a commercial imperative to provide late night music entertainment, similar operations have been successful in promoting 'silent discos' which prove very popular with clients wishing to dance into the early hours. Acoustic live entertainment in more intimate spaces is also proving a very popular festival music trend and would be less likely to generate noise disturbance to the surrounding neighbourhood.

I should be grateful if you would acknowledge receipt of this email and keep us updated on the next stages of the licence application.

Yours sincerely

[REDACTED]

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**From:** Licensing [mailto:licensing@dorsetcouncil.gov.uk]

**Sent:** 06 June 2022 14:47

**To:** [REDACTED]

**Subject:** RE: [REDACTED] Bredy Farm, Burton Bradstock - Public Notice Licensing Act 2003

Dear [REDACTED]

Below is the link to our website where you can download the application form, I will also include a link to the current licence. I can confirm this is for the Festival Site, this is not for the Parlour or Cider Shed. Any representation must relate to the variation application, any concerns relating to the activities, times and days that are currently licensed cannot be considered as that licence has already been granted and cannot be effected in any way by this application unless it is including any activity that is not on the licence currently or any changes to the times that are on the licence currently

Application (under category Full Variation): [View and comment on licence applications - Dorset Council](#)

Current Licence: [Licensing Act 2003 - Premises Licence Register as at 14:46 on 6 June 2022 \(dorsetcouncil.gov.uk\)](#)

If you have any further questions please feel free to ask I will be more than happy to help.

Kind Regards

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

[01305 838028](tel:01305838028)  
[dorsetcouncil.gov.uk](http://dorsetcouncil.gov.uk)



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**From:** [REDACTED]  
**Sent:** 05 June 2022 15:02  
**To:** Licensing <[licensing@dorsetcouncil.gov.uk](mailto:licensing@dorsetcouncil.gov.uk)>  
**Subject:** [REDACTED] Bredy Farm, Burton Bradstock - Public Notice Licensing Act 2003

Dear Sirs

We have seen the notice pasted below and as suggested therein we are enquiring to find out more about the licence application. We should be grateful if you can advise by email whether the variation of premises licence applies to the Parlour restaurant, Cider Shed or the Festival site/live outdoor music venue. We would like further details of the variation being considered, particularly the hours of operation. As occupiers of neighbouring land we are concerned about disturbance we may experience if the increased hours referred to in the notice below include the playing of loud music on multiple occasions throughout the year.

Yours faithfully

[REDACTED]

## PUBLIC NOTICE LICENSING ACT 2003

Notice is given that Charles Harris has applied to Dorset Council for a variation of a premises licence in respect of Bredy Gate, Bredy Farm, Bredy Lane, Burton Bradstock to increase the hours for regulated entertainment, late night refreshment and the provision of alcohol and amendment of licence conditions.

Any interested party or responsible authority may make representations by e-mailing: [Licensing@dorsetcouncil.gov.uk](mailto:Licensing@dorsetcouncil.gov.uk) or writing to, Licensing, Dorset Council, County Hall, Dorchester, Dorset, DT1 1XJ within 28 days from the date of this notice.

The licensing register and details of this application may be inspected by contacting the licensing Section during normal office hours.

It is an offence under Section 158 of the Licensing Act 2003 to knowingly or recklessly make a false statement in connection with an application, the maximum fine on summary conviction for the offence is unlimited.

DATE: 19 May 2022

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**From:** [REDACTED]  
**Sent:** 14 June 2022 14:43  
**To:** [Licensing](#)  
**Subject:** Variation of licence number WDPL0768

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**Categories:** Roy K

Bredy Gate Bredy Farm Bredy Lane.

Living in the village of Burton Bradstock we are all potentially affected by late night noise either from the event itself or by traffic leaving the event in the early hours of the morning.

The applicant has explained that the current events taking place on his premises, being Folk Festivals, are attended 90% of campers who typically leave during the following day after the event therefor traffic during the night is not a problem.

The new events being proposed include Food Fares, Car Rallies, Owners Clubs etc. These events are clearly not aimed at campers. They will be typically attract customers who will drive to and from these events in the same day.

By applying to serve alcohol up to 2.00am Friday to Monday and 23.59pm Tuesday to Thursday it is obvious that the applicant wants to entice customers to stay late, leading them to drive home, in the early hours, via the Village, potentially many over the limit.

Regards

[REDACTED]

**From:** [REDACTED]  
**Sent:** 15 June 2022 15:13  
**To:** [Licensing](#)  
**Subject:** Bredy Gate, Bredy Farm - Licence Application - WDPL0768

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**Categories:** Roy K

Hi Roy,

Thanks for your call earlier. Further to our recent conversation :-

I wish to object to the proposal to extend the licence for this site. The basis is :-

- 
- the prevention of a public nuisance

The detail behind this objection is as follows :-

Note we live on the edge of Burton Bradstock and are most likely to be affected.

No map has been provided so I assume that the application applies to the hillside site where occasional festivals have been held for the last few years.

Although the site is away from the village, I live where the sound from the festivals can be heard when the weather and wind conditions are in the right direction. I have never had any notification of when festivals are to take place or any contact with the organiser or a number to ask for the sound to be turned down if it is intruding on my sleep. There have been nights when the music has been obtrusive and prevented my sleep.

Whilst the occasional festival is not a problem to have carte blanche to run music and the noise of large numbers of people at any day of the week and as often as they chose could be intolerable. There is no limit specified as to how many people may attend. A limit of say 300 would be reasonable.

The sound monitoring is vague and unspecified. The sites monitored and the noise volumes over background should be discussed and agreed with the local residents who are affected.

There is no provision in the licence for first responders as would be normal for sizeable events. There do not seem to be enough security people when the site is busy and they should not be double tasking as traffic wardens. The Purple Guide for events specifies the correct numbers for the number of attendees. this should be a licence condition. The whole application is deliberately vague and the condition for any event should be very tightly specified by Dorset CC.

The site organiser seems to be passing off the responsibilities for the sound and good order to third parties who are not on the licence. The organiser should be totally responsible for all matters regarding the conduct of any festival.

I would be happy for a limit of 6 festivals a year, with amplified music finishing at 23:00.

Anything more than this would be destroying the peace and quiet of rural Dorset in what is predominantly a retirement area where the residents tend to go to bed early.

Best regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**Sent:** 15 June 2022 20:39  
**To:** [Licensing](#)  
**Subject:** Bredy Farm, Burton Bradstock - any representations need to be received by 16 June

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**Categories:** Roy K

Dear Sir/Madam,

I wish to submit my objection to the granting of this revised and extensive every day licence on the following basis:-

1. The existing licence agreement should be sufficient for Bredy Farm's range of activities, limiting the activities to a period until midnight, especially as Bredy Farm is based on the outskirts of the village of Burton Bradstock
2. The music, entertainment, camping and consumption of alcoholic drinks held at events in the open arena at Bredy Farm create a noisy disturbance in the village of Burton Bradstock, which is especially a nuisance when there is an easterly wind, which has been frequent this year.
3. There are neighbourhood properties which are adversely affected by these events.
4. There is a health and safety risk to those people attending the festival, a risk of accident which could be fatal, especially when dark, created by fast moving traffic using the minor roads surrounding the event.
5. As the festival events endure until very late, children may well be at risk.
6. The event and camping ground are located either side of a minor road, adjacent to a junction, and the camping guests have to cross this road to access event or camping ground.
7. There may be an issue of concern in relation to public health, as there is no reference in the licence to the provision of commensurate toilet facilities to cater for substantial numbers of festival crowds.
8. The extension of this licence to provide events every day of the year appears totally at odds with the frequency of other festivals (e.g. Glastonbury, Dorchester, Axminster, Bridport, etc especially as the infrastructure is not appropriate to stage events at Bredy Farm.
9. The events at Bredy Farm are often held on Bank holidays, when the majority of other holidaying guests visiting the area are not expecting to be disturbed until past midnight.
10. Extending the licence of Bredy Farm business is likely to have a detrimental effect on other businesses in the surrounding area.

Kind regards,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**Sent:** 16 June 2022 13:51  
**To:** [Licensing](#)  
**Subject:** Bredy Farm Premises License Variation

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**Importance:** High

**Categories:** Roy K

I wish to submit an objection to the proposed increased hours when Live Music (Section E), Recorded Music (Section F), Performance of Dance (Section G), Late Night Refreshment (Section I) and Supply of Alcohol (Section J) may be permitted.

I do so on the ground of prevention of a public nuisance by reason of noise.

My objection is formal.

I do not wish to inhibit in any way the business which [REDACTED] wishes to carry on at Bredy Farm, provided that it does not cause a public nuisance.

But equally I would not want it suggested that I somehow consented to the noise of any events occurring at Bredy Farm which might arguably amount to a public nuisance simply because I did not object to this variation of the premises licence.

A similar line was taken in cross-examination of me by Mr Harris' counsel at the recent trial of the alleged breach by [REDACTED] of the Noise Abatement Notice served on him by Dorset Council, when it was put to me that I had raised no objection to the original grant of a premises licence for Bredy Farm.

I did not object to the original application because I was unaware that the application had been made.

I wish my objection on this occasion to be noted.

I understand that I can request a review of the premises licence if at any future time it is arguable that the proposed variations have given rise to a public nuisance.

Kind regards,

[REDACTED]

**From:** [REDACTED]  
**Sent:** 16 June 2022 14:02  
**To:** Licensing  
**Subject:** Breedy Farm Licence extension

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**Categories:** Roy K

Dear Sir

I would like to register my objection to the change from the current licensing arrangements which are more than comprehensive to the application which allows "carte blanc" to the holder to arrange events at whim whatever disruption that it might cause to neighbours and the local community. In the application there is nothing to tell us what is exactly envisioned.

Yours sincerely

[REDACTED]  
[REDACTED]  
[REDACTED]

Sent from my iPad