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**WOKINGHAM
BOROUGH COUNCIL**

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To:- All Committee Members

LICENSING AND APPEALS HEARINGS SUB COMMITTEE - MONDAY, 3 OCTOBER, 2022

I enclose, for consideration at the next Monday, 3 October, 2022 meeting of the Licensing and Appeals Hearings Sub Committee, the following additional documents which were received in relation to the application.

Agenda No	Item
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- | | |
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| 3. | <u>Application For Variation Of Premises License Under S34 Licensing Act 2003 at Bull Inn, High Street, Sonning (Pages 3 - 22)</u> |
|----|---|

To consider the Licensing Authority's report in relation to the application, related documents and representations received.

Yours sincerely

Susan Parsonage
Chief Executive

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Dear Mr Carr, Mr Shaylor & Ms Court

Thank you for your email on Wednesday 7th September. Several of the residents impacted by the licence application have now been able to catch up and discuss the emails contents. We write to you to express our collective thoughts.

We are disappointed to read that the licence hearing that was scheduled for the 9th September has been postponed. This has extended the period of stress and worry for impacted residents by this application.

A large group of Sonning residents who are concerned about the application met the Fullers Team on Wednesday 31st August in the Bull and were presented with the business proposal by James Anderson, Fullers solicitor. The Bulls neighbours had not been communicated with prior to the application which we found surprising in a village environment. It was explained that this new renovated area was to be used for an 80 seat outdoor, uncovered restaurant. We were all very surprised at the scale the business was going to ramp up by, and the implications.

A question was asked about the impact on traffic and carparking on the already congested area. The response was that it would be minimal.

- A follow up question was raised asking had they conducted a traffic and parking survey to fully understand the current challenges and the impact of potentially over 100 extra cars per day to park. At this time this has not been conducted which we were all shocked about.
- No understanding of where current customers came from, parked etc was understood and no solutions for the increased volume was shared by Fullers.
- We hope a survey highlighting the impact and solutions will be presented at the next hearing date.
- We believe that this will demonstrate there is a significant negative impact and nuisance on local residents who already struggle to park their cars on the High Street. Be it with extra air pollution, noise, parking, etc.
- Those residents on the High Street and Pearson Road that are very close to, or next to the Bulls Garden, will be unable to enjoy their outside tranquil gardens if the bar is built. The potential 200 covers per day would generate a considerable noise nuisance. This space has not been commercially used to a significant level in living

memory and this may have been due to the negative impact it would have had on local residents in the past.

We strongly request that this additional bar is not authorised and request the current licence should be amended to include the following points,

1 No outdoor entertainment such as live music, recorded music. Shows, sporting events such as football boxing rugby etc to be shown on TVs or screens and large private functions (weddings etc) This would help minimise the noise pollution in the area The Fullers Team were asked if this had been built into the business plan for the payback of the investment for this opportunity. The response was that it had not been. Thus we feel that a licencing restriction to cover this would make residents feel reassured and protected, and that this would not have a negative impact on the Bulls repayment business plan.

2 Mr Anderson initially said that a new 2.5 meter wooden fence would be erected around the garden to protect neighbours from sound and light pollution, and all lighting would be string lighting and below the maximum height of the fencing and no flood lighting would be used. Following a tour of the garden with meeting attendees Mr Anderson reduced the height of the fence to 2 meters. Residents would like the fence to eb 2.5 meters tall with all lighting to be lower than this, with additional measures such as planting alongside the walls to reduce noise pollution. Brick walls should be considered for gardens directly affected by this addition.

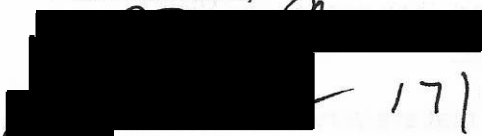


3 Mr Anderson stated that this area was not to be a covered and tents and awnings would not be used. This has also not been built into the business payback plan, so we do not see it being an issue for Fullers to add to the restrictions.

4 The new additional seating be sympathetically positioned to minimise the noise pollution for neighbouring households.

We thank you for your attention to this matter and we strongly request that you will either reject the licencing request and add additional restrictions to the licence to minimise nuisance from additional noise, traffic, light, car parking and air pollution.

Please can you share this letter with all relevant departments within the Wokingham Borough Council.

Yours sincerely


17/9/22

Dr David McIlroy


From: [Neil Carr](#)
To: [Luciane Bowker](#)
Subject: FW: The Bull Pub Current Proposal & Public Nuisance - Sonning traffic and parking
Date: 19 September 2022 21:13:07

See attached...

Neil Carr
Democratic Services
Wokingham Borough Council
0118 974 6000

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Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Caroline Kuipers [REDACTED] >
Sent: 19 September 2022 21:06
To: Karen Court <Karen.Court@wokingham.gov.uk>
Cc: Neil Carr <Neil.Carr@wokingham.gov.uk>; Michael Firmager <michael.firmager@wokingham.gov.uk>; 'Paul Benton' <[REDACTED]>; 'Caroline Kuipers' [REDACTED]
Subject: The Bull Pub Current Proposal & Public Nuisance - Sonning traffic and parking

External Email

CAUTION: This is an EXTERNAL EMAIL - STOP & THINK before clicking a link or opening attachments.

Dear Karen,

Following the recent application by the Bull pub in Sonning I decided to do a traffic audit myself in Sonning on **Saturday 17th September** between the hours 11.31 to 2.27 to fully understand the current traffic situation at lunch times at the weekends and the implications for car parking within the village. It has been very noticeable for some while now that Sonning is a bottleneck and that the traffic is an issue both during weekday commuter times as well as the weekend lunch periods specifically impacting the High St, Pearson Road and Thames Street in Sonning. I don't think it is a good idea for the Council to be supporting the idea of a new bar when at peak times it could be impossible for locals to leave their homes and return easily thereby causing additional public nuisance.

High St Audit - Situated at the Corner of the High St turning into The Bull Pub entrance.

The findings were that at between 11.31am and 2.27pm these were the number of vehicles driving through the High St (which is a one-way residential village street).

Timings	Vehicles
11.31- 12.31	195 vehicles.

12.32- 1.31 173 vehicles
1.32 - 2.27 207 vehicles

The total number of vehicles in that time was 575 vehicles of which this included: 2 campervans, 2 motorbikes, 20 different size vans (delivery or service vans) or Jeeps/ 4x4 vehicles, 6 taxis as well as a car ambulance. Important to note here that the ambulance couldn't get through the High St as there was no place for the other cars to move out of the way even though they had their siren on, and this meant that the ambulance must have been delayed in getting to their destination.

There were no spare car park places on the High Street. Thames Street and a very few on Pearson Road at this time. The traffic in the High Street was at a standstill for much of the period that I monitored the situation. It was noted by passers-by that "not many of the drivers were turning off their engines" and therefore the engines were running idle which obviously seriously impacts the air quality in these areas.

As I undertook the audit, drivers or walkers (who were directly impact by the traffic situation) shared some of their feedback very freely with me and I am including some of the comments :

"I come from Goring and that is busy enough but this is far too much and it is not fair on the residents here"

"This is appalling - what is happening?"

"This is nuts" "This is a nightmare".

"This has taken me 30 mins to get from Pearson Road to here (corner of the High St turning into the Pub)"

"This is not fair on the residents"

"This is a little village I am shocked at all the traffic"

"This is a disgrace in the 21st century it shouldn't be allowed to happen in this village"

Car Parking within the Pub area

There appear to be 9 car parking places currently in the Pub area - one of those being used for table and bench for serving food. Is this adequate to cover all the planned parking requirements for the existing capacity and additional seating? Where is the additional parking planned to support this proposal?

I sincerely hope that you decline the proposal put forward by The Bull Pub regarding the extension of the licensing to support 80 additional seatings within the garden area. I do believe The Bull should have a duty of care to do a full and proper survey to protect and preserve the Conservation area, the community and minimise additional disruption and therefore ensuring that adequate consideration is given to the traffic flow, car parking facilities as well as air quality within their proposals. It would be interesting to see the findings from the Bull Pub's traffic and parking survey.

We have attached several photos from the period of the audit. We also have full video footage of the time covered during the audit which is available to anyone from The Bull Pub and Wokingham District Council who would be interested to review this. Please do let me know.

Please can you share this information with interested parties at the Council. Thank you. Meanwhile, thank you for your understanding and hopefully support.

Best regards

Caroline Kuipers

[REDACTED]
[REDACTED]
[REDACTED]

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