

Following a presentation on 26th September 2018 from Mr Dolan, the Director of Strawberry Hill House (SHH), followed by a question and answer session with him, the SHRA Committee considered their position in relation to the granting of the new licence.

The SHRA Committee share the concerns which have been communicated to them by a number of residents that the licence does not provide the level of protection from nuisance that they would have expected. In particular, the Committee consider that the noise management plan should have been agreed prior to the granting of the licence, and limits should have been applied to the frequency with which outdoor events could be held.

Mr Dolan had made clear to the Committee that for SHH to remain viable it needs to generate income from sources other than visitors through holding public and private events at the House, and that it is looking to increase the size and frequency of such events. SHH is an important asset to the Strawberry Hill area and community, and SHRA supports it and its need to secure a sustainable future. Whilst some tolerable level of noise and associated inconvenience for neighbours can be expected from the holding of certain events, the frequency of this should be limited and not at anti-social hours. In short, a proper balance has to be found between the needs of SHH and the right of neighbours to quiet enjoyment of their property and lives.

The Committee decided on the following action:

1. To write to the Licensing Authority expressing our concerns regarding the potential for noise nuisance under the terms of the licence and the need for the noise management plan to consider all sources of noise, not just that arising from amplified music as set out in the condition, and for the plan to reflect that SHH is set within a relatively small site in a primarily residential area. We will also recommend that noise monitoring equipment should be located in the back garden of one of the houses in Michelham Gardens that is close to the location of most outdoor events.
2. To review and comment on the proposed noise management plan which Mr Dolan agreed to pass to SHRA prior to its formal submission to LBRUT.
3. To keep under review how the licence is operating and consider any issues brought to our attention.
4. To support residents as necessary in calling for a review of the licence (as set out in the minutes of the licensing meeting) in the event of serious complaints arising from its operation.