

THE MANSION

COLDEAST | CIRCA 1765

Dear Committee Members,

We have read and carefully considered the representations submitted to Fareham Borough Council Licencing Officers.

We understand that some neighbours of The Mansion are fearful of change.

We believe that our intended activities and robust management style will ensure that we operate within the confines of the 4 licensing objectives and the Premises Licence conditions.

Our food and beverage and events functions will be catered for by Becketts, a company in common ownership that has operated in Southsea for 5 years. Our Premises licence application was resisted for our 10-11 Bellevue Terrace by some of our Southsea neighbours but in 5 years we have never received a complaint. We have proved ourselves to be considerate neighbours in Southsea. We will prove this again at The Mansion.

The Mansion at Coldeast is a hospitality venue. It is a large (25,000sqft), old building situated on 9 acres of grounds. It is important from an architectural perspective and it is locally listed.

Buildings and grounds of this type require constant maintenance, repair and upkeep. They are hard to heat, cripplingly expensive to insure and period appropriate materials and fixtures/fittings are hard to find and costly.

Planning Permission was granted on 30th April 2013 under reference P/12/0299/FP for:-

FULL CONSENT FOR THE ERECTION OF 168 RESIDENTIAL DWELLINGS WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND INFRASTRUCTURE; EQUIPPED PLAY SPACE; CHANGE OF USE, **EXTENSION & RESTORATION OF THE MANSION HOUSE FOR USE AS A HOTEL WITH FUNCTION ROOMS & FACILITIES**, ANCILLARY ACCOMMODATION, ASSOCIATED WORKS, LANDSCAPING, PARKING & ACCESS; RESTORATION & REUSE OF EXISTING BROOK LANE GATE LODGE FOR RESIDENTIAL PURPOSES WITH ERECTION OF NEW GARAGE, CURTILAGE & ACCESS; REINSTATE BRICK PIERS & WING WALLS TO BROOK LANE ENTRANCE; USE OF LAND & WOODLAND FOR OPEN SPACE/RECREATION WITH NEW PATHS.

Any local property owner who acquired their property since this date (or in fact well before as the application process was lengthy) would have been made aware of the proposed use of The Mansion as a hospitality venue. It is simply not reasonable to assume or expect that The Mansion should stand vacant and be allowed to fall into disuse and disrepair.

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Further to the aforementioned planning permission, The Mansion was restored, to a point, and subsequently traded. It failed largely due to the previous owner's unwillingness to provide adequate funding and support to the management team and staff. COVID-19 restrictions further impacted the viability of the business and it fell into the hands of the Administrators.

Fern Property Ltd has commenced an extensive refurbishment programme that will hopefully be part of the process that will secure the long-term viable future use of this wonderful building together with 40+ local jobs and a superb asset open to the local community and guests/customers from further afield. But, this future can only be assured if we can trade The Mansion in a fair, reasonable and equitable manner. We must be able to compete with our local competitors and we carefully reviewed their operating hours when we submitted our own proposals. In many areas we have sought less, not more.

We have an experienced management team and will always have Personal Licence holders on the premises while operating. We have installed a comprehensive CCTV system.

Most representations refer to the risk of noise complaints from indoor and outdoor live and recorded music. To be clear, our recorded music will simply be background music whether played internally or externally. We will have hotel guests to consider as well as our neighbours. We invited sound analysts to review the sound impact from an amplified music player at over 85db from the centre of our outdoor dining area. The sound could not be heard whatsoever from the boundary with our nearest neighbour at over 125m distance. Please see attached letter. The Mansion is largely surrounded by trees at the rear which also helps.

Part of the future for The Mansion will be hosting events – weddings, birthdays, anniversaries and the like which may enjoy live music. Any live music (mostly DJ's) will be hosted indoors within our event spaces at the rear of the property. Before we host any such events we will replace the roof and take the opportunity to add sound insulation to the flat roof structure. We will replace the existing single glazed skylights with new double-glazed units. We will improve the existing windows and we will add air-conditioning so that windows and doors can be kept closed. Every effort will be made to minimise the noise from events.

We do not promise to operate in silence. That would be impossible. Birdsong in our woods is over 50db. We do however promise to operate with due consideration to our neighbours.

We trust the committee will be able to support our application.

Jason Parker and Daniel Byrne

23.09.21