

Licencing Sub Committee

Wednesday, 13 August 2025 at 9.30 am
Phoenix House

Membership

Cllr A Cuddy
Cllr J M Downes
Cllr L G J Kennedy

A G E N D A

Members are reminded of the need to make declarations of interest prior to any discussion which may take place

3 **Determination of a Premises Licence for Lakemoor, Chulmleigh, Devon, EX18 7JY (Pages 5 - 78)**

An application has been received for a new premises licence for Lakemoor, Chulmleigh, Devon, EX18 7JY.

Relevant representations have been received and the Licensing Authority (Mid Devon District Council) must hold a hearing to determine the application.

Guidance notes for meetings of Mid Devon District Council

1. Inspection of Papers

Any person wishing to inspect minutes, reports, or the background papers for any item on the agenda should contact Democratic Services at Committee@middevon.gov.uk

They can also be accessed via the council's website [Click Here](#)

Printed agendas can also be viewed in reception at the Council offices at Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.

2. Members' Code of Conduct requirements

When considering the declaration of interests and their actions as a councillor, Members are reminded of the requirements of the Members' Code of Conduct and the underpinning Principles of Public Life: Honesty; Integrity; Selflessness; Objectivity; Accountability; Openness; Leadership.

The Code of Conduct can be [viewed here](#):

3. Minutes of the Meeting

Details of the issues discussed, and recommendations made at the meeting will be set out in the minutes. Minutes of meetings are not verbatim.

4. Public Question Time

Residents, electors or business rate payers of the District wishing to raise a question and/or statement under public question time are asked to provide their written questions to the Democratic Services team by 5pm three clear working days before the meeting to ensure that a response can be provided at the meeting. You will be invited to ask your question and or statement at the meeting and will receive the answer prior to, or as part of, the debate on that item. Alternatively, if you are content to receive an answer after the item has been debated, you can register to speak by emailing your full name to Committee@middevon.gov.uk by no later than 4pm on the day before the meeting. You will be invited to speak at the meeting and will receive a written response within 10 clear working days following the meeting. Notification in this way will ensure the meeting runs as smoothly as possible

5. Meeting Etiquette for participants

- Only speak when invited to do so by the Chair.
- If you're referring to a specific page, mention the page number.

6. Exclusion of Press & Public

When considering an item on the agenda, the Committee may consider it appropriate to pass a resolution under Section 100A (4) Schedule 12A of the

Local Government Act 1972 that the press and public be excluded from the meeting on the basis that if they were present during the business to be transacted there would be a likelihood of disclosure of exempt information, as defined under the terms of the Act. If there are members of the public and press listening to the open part of the meeting, then the Democratic Services Officer will, at the appropriate time, ask participants to leave the meeting when any exempt or confidential information is about to be discussed. They will be invited to return as soon as the meeting returns to open session.

7. Recording of meetings

All media, including radio and TV journalists, and members of the public may attend Council, Cabinet, PDG and Committee meetings (apart from items Media and Social Media Policy - 2023 page 22 where the public is excluded) you can view our Media and Social Media Policy [here](#). They may record, film or use social media before, during or after the meeting, so long as this does not distract from or interfere unduly with the smooth running of the meeting. Anyone proposing to film during the meeting is requested to make this known to the Chairman in advance. The Council also makes audio recordings of meetings which are published on our website [Browse Meetings, 2024 - MIDDEVON.GOV.UK](#).

8. Fire Drill Procedure

If you hear the fire alarm you should leave the building by the marked fire exits, follow the direction signs and assemble at the master point outside the entrance. Do not use the lifts or the main staircase. You must wait there until directed otherwise by a senior officer. If anybody present is likely to need assistance in exiting the building in the event of an emergency, please ensure you have let a member of Democratic Services know before the meeting begins and arrangements will be made should an emergency occur.

9. WIFI

An open, publicly available Wi-Fi network is normally available for meetings held in the Phoenix Chambers at Phoenix House.

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LICENSING SUB COMMITTEE

DATE OF HEARING: 13 AUGUST 2025

DETERMINATION OF A PREMISES LICENCE APPLICATION FOR LAKEMOOR, CHULMLEIGH, DEVON, EX18 7JY

Cabinet Member(s): David Wulff, Cabinet Member for Community & Leisure

Responsible Officer: Simon Newcombe, Group Manager for Public Health and Regulatory Services

Reason for Report: An application has been received for a new premises licence for Lakemoor, Chulmleigh, Devon, EX18 7JY.

Relevant representations have been received and the licensing authority (Mid Devon District Council) must hold a hearing to determine the application.

RECOMMENDATION: That this application be decided in accordance with the licensing objectives.

Financial Implications: The potential cost of defending an appeal in the courts.

Legal Implications: If there is an appeal against the decision the Council could find itself bearing the costs.

Risk Assessment: If the decision is not reasonably and lawfully made it could be overturned on appeal to the Magistrates' Court.

Equality Impact Assessment: No equality issues identified for this report.

Relationship to Corporate Plan: Not applicable

Impact on climate change: Not applicable

Additional information relevant to this application: The process of applying for these licences is prescribed by regulations made under the Licensing Act 2003 (the Act). The applicant must copy their applications to the "Responsible Authorities" consisting of the Police, Fire Service, Weights and Measures (Trading Standards), body responsible for Health and Safety (Environmental Health), Environmental Health for nuisance, the Planning Authority, the Licensing Authority, the local Director of Public Health, the body responsible for Child Protection and the Home Office. If the application is submitted online the Licensing Authority (the Council) must forward it to all Responsible Authorities.

Although not a requirement under the Act, this Council also notifies the relevant town or parish council for where the premises are located.

Applicants are also obliged to advertise their applications in two ways – on the premises and in a local newspaper.

1.0 THE PREMISES

1.1 An application has been submitted for a new premises licence for Lakemoor, Chulmleigh, Devon, EX18 7JY

1.2 The applicant has given the following description of the premises in the application form:

'5 acres attached to our home run as a smallholding and campsite. The sale of alcohol will be to our guests and visitors to the campsite & smallholding to consume on and off site.

Alcohol sales will be pre-ordered and collected from the house, where ID will be required.

All alcohol will be stored in the house, which is not accessible to guests staying on site'.

2.0 THE APPLICATION

2.1 The application for a new premises licence was submitted by Lakemoor Devon Ltd.

2.2 In summary, the following has been applied for:

Activity	Indoors / Outdoors (or both)	Days	Times
Live music	Both	Monday - Sunday	09:00 – 23:00
Recorded music	Both	Monday – Sunday	09:00 – 23:00
Late night refreshment	Both	Monday – Sunday	23:00 – 09:00
Supply of alcohol	For consumption ON & OFF the premises	Monday - Sunday	09:00 – 23:00
Hours premises open to the public	N/A	Monday – Sunday	00:00 – 24:00
Table 1: Activities / times requested on application			

- 2.3 The application form is attached as **Annex 1** and the plan submitted with the application is attached as **Annex 2**.
- 2.4 An addendum to the site plan has been provided by the applicant after submission of the application form itself. This addendum provides a diagram of the ground floor of the house, indicating the location of storage of alcohol and the point of exchange of alcohol. This is attached as **Annex 3**. The applicant has explained that alcohol sales will be made face-to-face at the front door to the property marked as H on the plan, Annex 2, and at the point highlighted on Annex 3.

3.0 CIRCUMSTANCES IN WHICH ENTERTAINMENT ACTIVITIES ARE NOT LICENSABLE AND IMPACT ON CURRENT APPLICATION

- 3.1 Many activities that previously required a licence are no longer themselves licensable under the Licensing Act 2003 (assuming specific requirements are met). Further details about this can be found here:

<https://www.gov.uk/guidance/entertainment-licensing-changes-under-the-live-music-act>

- 3.2 So parties are aware, with regards to live and recorded music, a licence is not required for these activities if:

- it takes place between 8AM and 11PM; and
- it takes place at an alcohol on-licensed premises; and
- the audience is no more than 500 people

- 3.3 A licence is also not required to:

- put on unamplified live music at any place between the same hours; or
- put on amplified live music between 08.00 and 23.00, in a workplace that does not have a licence, provided that the audience does not exceed 500.

- 3.4 This is highlighted because the applicant has applied for live music up until 23:00 and recorded music up until 24:00 (with an extension on Christmas Eve and New Year's Eve). Depending on the specific circumstances of the case, live music may not be licensable (except for after 23:00 on Christmas Eve and New Year's Eve) and recorded music may be licensable Monday - Sunday from 23:00 to 24:00, assuming it was not considered to be incidental or background.

Impact of licence conditions on non-licensable entertainment

- 3.5 Any conditions added on a determination of an application for a premises licence which relate to live music or recorded music remain in place, but are suspended between the hours of 08.00 and 23.00 where the following conditions are met:

- at the time of the music entertainment, the premises are open for the purposes of being used for the sale or supply of alcohol for consumption on the premises;
 - if the music is amplified, it takes place before an audience of no more than 500 people; and
 - the music takes place between 08.00 and 23.00 on the same day.
- 3.6 Essentially, if the live or recorded music is not considered licensable, any conditions on a licence which apply will be 'suspended'.

Dealing with issues as a result of non-licensable entertainment

- 3.7 Issues or problems relating to activities which are not considered licensable can still be addressed. For example, if music is causing a nuisance, Environmental Health can still take action under the Environmental Protection Act 1990.
- 3.8 From a licensing perspective, any potential licence can be reviewed and at this stage, conditions could be made to have effect or be placed on the licence. It is important to note that this power follows on from an application to review a premises licence and this is not a relevant consideration for the current application.

4.0 LICENSING OBJECTIVES

- 4.1 All applicants are required to set out in their application the steps they intend to take to promote the four licensing objectives. These are:
- The prevention of crime and disorder
 - Public safety
 - The prevention of public nuisance; and
 - The protection of children from harm

- 4.2 The applicant has provided information and proposals on this, and the specific wording can be seen in Section M of the application form (attached as **Annex 1**).

4.0 RESPONSIBLE AUTHORITIES

- 4.1 Responsible Authorities under the Act are notified of all new premises licence applications. The onus is on each Responsible Authority to determine when they have appropriate grounds to make a representation.

4.2 The Responsible Authorities are:

- Police
- Fire Service
- Environmental Health (nuisance and health and safety)
- Planning Authority
- Licensing Authority
- Health and Safety Executive
- Weights and Measures (Trading Standards)
- the body responsible for Child Protection
- the local Director of Public Health
- Home Office

4.3 No representations were received from any Responsible Authority concerning this application. As a result, they are not party to the hearing.

5.0 OTHER PERSONS

5.1 The Act allows 'Other Persons' to make representations provided they are relevant and not considered frivolous or vexatious. To be relevant, a representation must relate to the likely effect of the grant of a licence on the promotion of one or more of the licensing objectives. The Section 182 Guidance states that '*... representations should relate to the impact of licensable activities carried on from premises on the objectives*' (Paragraph 9.4).

5.2 In this case, the Licensing Authority received 8 representations concerning the application. These are in opposition to the application (or 'negative') and are attached in full as **Annex 4 – 11**.

5.3 Although 8 representations were received, it is the Licensing Officers view that not all of the issues raised are relevant under the Licensing Act 2003. More information about this is provided in section 6 of this report.

5.4 A map showing the location of the premises in relation to those that have submitted representations will be sent to Members of the Sub-Committee prior to the hearing.

6.0 LICENSING OFFICER ASSESSMENT AND COMMENTS ON THE REPRESENTATIONS RECEIVED

6.1 In order to assist the Licensing Sub-Committee, the general topics that have been raised in the representations received are summarised below and information provided as to why they are considered as either being relevant or not relevant. This section of the report does not seek to reproduce the representations in full.

- 6.2 It must be noted that what follows is the view of the Licensing Officer based on the information available at the time of completing this report. If any Interested Party has comments or observations to make about what follows they are asked to contact the Licensing Team on receipt of this report and provide any information in support of their view. This can be done by emailing licensing@middevon.gov.uk. The Sub-Committee can then consider the issue(s) that have been raised at the hearing.
- 6.3 It must also be noted that just because something has not been considered as relevant in the information that follows, this does not mean that the issue itself is not deserving of attention. It just means that it is not an issue that the Licensing Sub-Committee should consider with regards to their decision on this application.
- 6.4 Additionally, although something may be considered as being relevant the Licensing Sub-Committee must still then make a decision on the likelihood of the issue occurring and the potential for the licensing objective(s) to be undermined. This is a judgement about the level of risk and will dictate what action, if any, is appropriate and necessary. Is there an actual risk of undermining a licensing objective, or is there just a conceivable risk?
- 6.5 In some paragraphs, the Section 182 Guidance is referenced and further information about this document can be found in section 9 of this report.

Overview of issues considered relevant

- 6.6 What follows is a very brief overview of the types of issues that have been raised in representations that are considered to be relevant. To be clear, what follows is not meant to repeat verbatim the issues as they can be seen in the attached Annexes. Additionally, those that made these representations can expand on them in their response to the Notice of Hearing and at the hearing.
- Incidents of anti-social behaviour linked to the premises (and in the immediate vicinity of the premises).
 - Safety of those using the premises, including the potential risk posed by an unfenced river
 - Noise generated from the premises
 - Litter at the premises and in the immediate vicinity
 - Light pollution

Overview of issues not considered relevant

- 6.7 As stated in Paragraph 5.1 of this report, representations must relate to the impact of licensable activities carried on from premises on the licensing objectives. It is the Licensing Officers view that elements of the representations are not relevant and what follows is a brief overview of these issues.

- 6.8 It is important to note that just because something is not considered as relevant under the Act, this does not mean the issue itself does not merit attention. It just means that the Act is not seen to be the relevant process / legislation to deal with the issue.

Non-licensable activities and conditions relating to them

- 6.9 As set out in Section 3 of this report, it should be remembered that even if activities such as live and recorded music are removed from the licence or restricted, they may still be permitted as a non-licensable activity at certain times. In such situations, conditions may be suspended and would not have effect.

General road safety concerns

- 6.10 The Licensing Officer is of the view that the applicant cannot control issues like the general use of the road, the speed at which people drive and the provision of lighting on a public highway. Additionally, it should be remembered that representations should relate to the impact of licensable activities carried on from premises on the licensing objectives.
- 6.11 It is important to note that the public safety licensing objective relates to the safety of those using the premises. This is confirmed in the Section 182 Guidance which states that: *'Licence holders have a responsibility to ensure the safety of those using their premises, as a part of their duties under the 2003 Act. This concerns the safety of people using the relevant premises rather than public health which is addressed in other legislation'*. (Paragraph 2.8)

Crime and Disorder / ASB beyond the immediate vicinity of the premises

- 6.12 Some of the representations appear to raise concerns about issues that would be beyond the responsibility of the applicant to control. For example, the potential for people to enter a nearby woods and start campfires etc. Such individuals would be responsible in their own right for their actions. The Section 182 Guidance states:

'Beyond the immediate area surrounding the premises, these are matters for the personal responsibility of individuals under the law. An individual who engages in anti-social behaviour is accountable in their own right. However, it would be perfectly reasonable for a licensing authority to impose a condition, following relevant representations, that requires the licence holder or club to place signs at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places on the premises instead of outside, and to respect the rights of people living nearby to a peaceful night'. (Paragraph 2.25)

- 6.13 If people engage in anti-social behaviour on their way to the premises or after they have left the premises (and are beyond the immediate surrounding area), it is the Licensing Officer's view that this is not within the control of the applicant.

- 6.14 It should also be noted that conditions attached to licences should focus on matters that are within the control of individual licence holders. The Section 182 Guidance confirms that:

‘...licensing law is not the primary mechanism for the general control of nuisance and anti-social behaviour by individuals once they are away from the licensed premises and, therefore, beyond the direct control of the individual, club or business holding the licence, certificate or authorisation concerned’. (Paragraph 14.13)

Planning permission and camping

- 6.15 Although the Planning Department did not make a representation, they did provide some additional information to the Licensing Team about the site. This confirmed that there are a few specific planning requirements related to the operation of the campsite and potentially, the provision of licensable activities.

- 6.16 As required by the Section 182 Guidance, the Council's Licensing Policy states that:

‘The Licensing Authority recognises that licensing applications should not be seen as a re-run of the planning application process and that there should be a clear separation of the planning and licensing regimes to avoid duplication and inefficiency’. (Paragraph 3.20)

‘The Licensing Authority recognises that it is legally permissible for applications for licences to be made before any relevant planning permission has been sought or granted by the planning authority. However the grant of a licence under the Act does not remove the need for applicants to obtain all the necessary planning consents. It should also be noted that grant of a licence in no way means that any planning application would also be granted and vice versa’. (Paragraph 3.21)

- 6.17 It must be remembered that this application is not for the operation of the campsite. Separate legislation exists to deal with this process and what is being considered in this case is the provision of licensable activities under the Licensing Act 2003.

7.0 LICENSING POLICY

- 7.1 The Act requires the Council, as the Licensing Authority, to formally adopt a policy setting out how it will deal with its duties under the Act. The current Policy came into effect in November 2024.

- 7.2 Members must have regard to the Licensing Authority's Policy when making their decision and it can be viewed in full here:

<https://www.middevon.gov.uk/business/licensing/new-statement-of-licensing-policy-licensing-act-2003/>

- 7.3 The following information from the Policy is highlighted in advance of the hearing:
- 7.4 *It is recognised that the licensing function is only one means of securing the delivery of the above objectives and should not therefore be seen as a “cure all” for solving all problems within the community.... (Paragraph 3.2)*
- 7.5 *Any Other Person attending a hearing may expand on their representation but may not introduce new or different representations. (Paragraph 5.14)*
- 7.6 *When determining a licence application, the overriding principle adopted by this Licensing Authority will be that each application will be determined on its merits. The Licensing Authority will have regard to any guidance issued by the Home Office, this Policy and any measures it deems necessary to promote the licensing objectives. The Licensing Authority may depart from the guidelines in this Policy if it has justifiable and compelling reasons to do so. The Licensing Authority will give reasons for any such departure from the Policy. (Paragraph 6.3)*
- 7.7 *The Licensing Authority will expect applicants to demonstrate in their applications active steps for the promotion of the licensing objectives. When determining an application, a key consideration for the Licensing Authority will be the adequacy of measures proposed in the Operating Schedule to promote the licensing objectives having regard to the type of premises, the licensable activities to be provided, the nature of the location and the needs of the local community. (Paragraph 6.4)*
- 7.8 *The Licensing Authority will also have regard to wider considerations affecting the residential population, businesses and the amenity of an area. These include alcohol related violence and disorder, antisocial behaviour, littering and noise, particularly late at night and in the early morning. (Paragraph 6.5)*
- 7.9 *Licence conditions will be tailored to the individual application and only those considered appropriate to meet the licensing objectives will be imposed. Licence conditions will not be imposed where other regulatory regimes provide sufficient protection, for example Health and Safety at work, fire safety legislation etc. (Paragraph 6.9)*
- 7.10 *The Licensing Authority will pay particular attention to the effect (or potential effect) of licensable activities on those living, working or otherwise engaged in the area concerned and, where relevant representations are received, may attach conditions if it considers it appropriate for the promotion of the licensing objectives. (Paragraph 6.27)*

- 7.11 *Conditions attached by the Licensing Authority to Premises Licences and Club Premises Certificates will relate to matters falling within the control of individual licensees. It is recognised that the licensing function cannot be a mechanism for the control of disorderly behaviour by individuals once they are beyond the direct control of the licence holder. However, the Licensing Authority and Responsible Authorities may take action where it can be established that there is a clear linkage between disorderly behaviour and a specific premises. (Paragraph 6.28)*

8.0 GOVERNMENT GUIDANCE

- 8.1 Members are also obliged to have regard to the Guidance produced under Section 182 of the Act. The most recent version of this was published in February 2025 and various sections have been highlighted throughout this report. The Guidance can be viewed here:

<https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003>

9.0 DETERMINATION AND OPTIONS OF THE SUB-COMMITTEE

- 9.1 *The Section 182 Guidance states that: 'As a matter of practice, licensing authorities should seek to focus the hearing on the steps considered appropriate to promote the particular licensing objective or objectives that have given rise to the specific representation and avoid straying into undisputed areas. A responsible authority or other person may choose to rely on their written representation. They may not add further representations to those disclosed to the applicant prior to the hearing, but they may expand on their existing representation and should be allowed sufficient time to do so, within reasonable and practicable limits. (Paragraph 9.37)*
- 9.2 *In determining the application with a view to promoting the licensing objectives in the overall interests of the local community, the licensing authority must give appropriate weight to:*
- *the steps that are appropriate to promote the licensing objectives;*
 - *the representations (including supporting information) presented by all the parties;*
 - *this Guidance;*
 - *its own statement of licensing policy. (Paragraph 9.38)*

- 9.3 *Licensing authorities are best placed to determine what actions are appropriate for the promotion of the licensing objectives in their areas. All licensing determinations should be considered on a case-by-case basis. They should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be. (Paragraph 9.42)*
- 9.4 *The authority's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve. (Paragraph 9.43)*
- 9.5 *Determination of whether an action or step is appropriate for the promotion of the licensing objectives requires an assessment of what action or step would be suitable to achieve that end. While this does not therefore require a licensing authority to decide that no lesser step will achieve the aim, the authority should aim to consider the potential burden that any condition would impose on the premises licence holder (such as the financial burden due to restrictions on licensable activities) as well as the potential benefit in terms of the promotion of the licensing objectives. However, it is imperative that the authority ensures that the factors which form the basis of its determination are limited to consideration of the promotion of the objectives and nothing outside those parameters... (Paragraph 9.44)*

Options of the Sub-Committee

- 9.6 The Committee must take such steps as it considers appropriate for the promotion of the licensing objectives. This may include:
- Granting the licence as applied for
 - Granting the licence subject to appropriate modifications necessary for the promotion of the licensing objectives
 - Excluding from the scope of the licence any of the licensable activities to which the application relates
 - Refusing to specify a Designated Premises Supervisor
 - Rejecting the application
- 9.7 Reasons must be given for the decision and they must set out the matters taken into consideration and why such a decision was arrived at.
- 9.8 Members have five working days from the conclusion of the hearing to make a decision.

10.0 APPEAL

- 10.1 If any party (i.e. applicant or 'other person') is dissatisfied with the decision made then they have the right of appeal to the Magistrates' Court within 21 days of formal notification of the decision.

11.0 THE PROCESS FOR THIS HEARING

- 11.1 The Council have an adopted procedure for hearings and this is attached to this report as **Annex12**. In so far as is possible and practicable, the Licensing Authority will work in accordance with this procedure.

12.0 ANNEXES TO THIS REPORT

Annex 1	Copy of application form
Annex 2	Plan of premises
Annex 3	Addendum plan showing point of sale of alcohol
Annex 4 – 11	Copies of representations
Annex 12	Procedure for hearings

Contact for more Information: Tom Keating (Specialist Lead, Licensing) / tkeating@middevon.gov.uk OR Harriet Said (Team Lead, Commercial) / hsaid@middevon.gov.uk

Circulation of the report: Legal Services / Members of Licensing Sub-Committee / Applicant / Other Parties (as per the Licensing Act)

List of Background Papers:

- Licensing Act 2003 - <https://www.legislation.gov.uk/ukpga/2003/17/contents>
- Section 182 Guidance - <https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003>
- Mid Devon District Council Licensing Act Policy - <https://www.middevon.gov.uk/business/licensing/new-statement-of-licensing-policy-licensing-act-2003/>

Application for a premises licence to be granted under the Licensing Act 2003

Please read the following instructions first

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Claire Dell /Lakemoor Devon Ltd

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Lakemoor Devon Ltd Lakemoor			
Post town	Chulmleigh	Postcode	EX18 7JY

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£ 1425.00

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **appropriate** **Please tick as**

a)	an individual or individuals *		please complete section (A)
b)	a person other than an individual *		
	i as a limited company/limited liability partnership	X	please complete section (B)
	ii as a partnership (other than limited liability)		please complete section (B)
	iii as an unincorporated association or		please complete section (B)
	iv other (for example a statutory corporation)		please complete section (B)
c)	a recognised club		please complete section (B)
d)	a charity		please complete section (B)

e)	the proprietor of an educational establishment		please complete section (B)
f)	a health service body		please complete section (B)
g)	a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales		please complete section (B)
ga)	a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England		please complete section (B)
h)	the chief officer of police of a police force in England and Wales		please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or YES
- I am making the application pursuant to a
- statutory function or
- a function discharged by virtue of Her Majesty's prerogative

(A) individual applicants (fill in as applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over		Please tick	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service (please see note 15 for information)					

Second individual applicant (if applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth or over		I am 18 years old		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service: (please see note 15 for information)					

(B) Other applicants

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name Lakemoor Devon Ltd
Address Lakemoor Chulmleigh Devon EX18 7JY
Registered number (where applicable) 13233084
Description of applicant (for example, partnership, company, unincorporated association etc.) Company

Telephone number (if any) [REDACTED]
E-mail address (optional) [REDACTED]

Part 3 Operating Schedule

When do you want the premises licence to start?

DD		MM		YYYY			
1	4	0	6	2	0	2	5

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD		MM		YYYY			

Please give a general description of the premises (please read guidance note 1)

5 acres attached to our home run as a smallholding and campsite. The sale of alcohol will be to our guests and visitors to the campsite & smallholding to consume on and off site.
 Alcohol sales will be pre-ordered and collected from the house, where ID will be required.
 All alcohol will be stored in the house, which is not accessible to guests staying on site.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

--

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)		Please tick all that apply
a)	plays (if ticking yes, fill in box A)	
b)	films (if ticking yes, fill in box B)	
c)	indoor sporting events (if ticking yes, fill in box C)	
d)	boxing or wrestling entertainment (if ticking yes, fill in box D)	
e)	live music (if ticking yes, fill in box E)	X
f)	recorded music (if ticking yes, fill in box F)	X
g)	performances of dance (if ticking yes, fill in box G)	
h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	

Provision of late night refreshment (if ticking yes, fill in box I)	X
--	---

<u>Supply of alcohol</u> (if ticking yes, fill in box J)	X
---	---

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 7)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed			
Thur			
Fri			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Wed					
Thur			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri					
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 7)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)		Indoors	
		Outdoors				
Day	Start	Finish			Both	X
Mon	09:00	23:00	<u>Please give further details here</u> (please read guidance note 4) live music with and without an amplifier will be between 09:00 and 23:00, this will be outside and inside a marquee			
Tue	09:00	23:00				
Wed	09:00	23:00	<u>State any seasonal variations for the performance of live music</u> (please read guidance note 5)			
Thur	09:00	23:00				
Fri	09:00	23:00	<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)			
Sat	09:00	23:00				
Sun	09:00	23:00				

F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	X
Mon	09:00	23:00	<u>Please give further details here</u> (please read guidance note 4) Recorded music will be restricted to be between 09:00 and 23:00		
Tue	09:00	23:00			
Wed	09:00	23:00	<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
Thur	09:00	23:00			
Fri	09:00	23:00	<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	09:00	23:00			
Sun	09:00	23:00			

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
Mon				Outdoors	
				Both	
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	X
Mon	23:00	09:00	<u>Please give further details here</u> (please read guidance note 4) To be purchased onsite and consumed outside or inside in marquee/tent/tourer/glamping unit		
Tue	23:00	09:00			
Wed	23:00	09:00	<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Thur	23:00	09:00			
Fri	23:00	09:00	<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	23:00	09:00			
Sun	23:00	09:00			

Supply of alcohol Standard days and timings (please read guidance note 7)			<u>Will the supply of alcohol be for consumption – please tick</u> (please read guidance note 8)	On the premises	
				Off the premises	
Day	Start	Finish		Both	X
Mon	09:00	23:00	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 5) There are not seasonal variations		
Tue	09:00	23:00			
Wed	09:00	23:00			
Thur	09:00	23:00	<u>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri	09:00	23:00			
Sat	09:00	23:00			
Sun	09:00	23:00			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name	Claire Dell
Date of birth	
Address	Lakemoor Chulmleigh Devon
Postcode	EX18 7JY
Personal licence number (if known) I will be applying for this once Premises Licence confirmed MDV PE1471	
Issuing licensing authority (if known) Devon County Council	

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5) We are open to the pupil 24 hours a day 7 days a week
Day	Start	Finish	
Mon	0:00	24:00	<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 6)
Tue	0:00	24:00	
Wed	0:00	24:00	
Thur	0:00	24:00	
Fri	0:00	24:00	
Sat	0:00	24:00	
Sun	0:00	24:00	

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

We are a family run campsite for families We have terms and conditions on our website, which guests agree to at the time of booking, which refer to public safety, prevention of public nuisance, and state that guests who do not adhere to these terms and conditions will be removed from the premises.

We have signs around our site to remind guests of quiet times 23:00-08:00.

We hold an incident log book recording details of people involved in the incident, the incident details, actions taken and complaints as a result, recorded within 24 hours of the incident. These details are stored for 12 months.

Through my training I am aware of challenge 25 scheme and acceptable ID.

There shall be a personal licence holder on duty on the premises at all times when the premises are authorised to sell alcohol.

b) The prevention of crime and disorder

All our outbuildings are locked at 8pm, no alcohol stored in these buildings

We have quiet time 23:00-08:00 which is clearly sign posted around the site

We live on site so are available 24/7, with our contact details on our website, at our reception and fire points.

An incident log shall be kept and maintained at the premises which will include a log of the following, including pertinent details

- i. Any incidents of disorder or of a violent or anti-social nature
- ii. All crimes reported to the venue, or by the venue to the police
- iii. All ejections of patrons
- iv. Any complaints received
- v. Seizures of drugs or offensive weapons
- vi. Any visits by a responsible authority (under the Licensing Act 2003) or emergency service.

Records must be completed within 24 hours of any incident, and will contain the time and date, the nature of the incident, the people involved, the action taken and details of the person responsible for the management of the premises at the time of the incident.

The logs shall be kept for at least 12 months following the date of entry and be made available for inspection and copying upon request of an authorised officer of a responsible authority.

c) Public safety

The maximum number of persons (including staff and entertainers) allowed at the premises shall not exceed 150.

The Premises Licence Holder or nominated person shall ensure that the accommodation limit(s) specified on the licence is/are not exceeded and shall be aware of the number of the people on the premises at all reasonable times. This information shall be immediately available on the request of an authorised officer of a responsible authority.

In the absence of adequate daylight, artificial lighting in any area accessible to the public shall be fully operational whilst the public are present.

d) The prevention of public nuisance

We have signs around the site reminding our guests of quiet times
Our terms and conditions of booking state the above quiet times and by booking guests are agreeing to these terms.
We live onsite so are available 24/7
When issues are identified approaches will be made to guests, who will be asked not to stand around talking and asked to go to their accommodation quickly and quietly as possible.

No speakers for amplification of music shall be placed on the outside of the premises or on the outside of any building forming a part of the premises.

No music or speech shall be relayed via external speakers other than for events where the prior approval of the Licensing Authority has been obtained.

Any generator will be positioned away from residential premises and in the case of a mobile van positioned so that the vehicle acts as a screen.

The handling of kegs, bottles cleaning equipment, bottle disposal and similar items shall not take place before 08:00 hours or after 23:00 hours.

No deliveries (in relation to licensable activities) to the premises shall take place between 08:00 hours or after 23:00 hours.

A telephone number shall be made available and displayed in a prominent location where it can be conveniently read from the exterior of the premises for local residents to contact in the case of noise-nuisance or anti-social behaviour by persons or activities associated with the premises. The telephone number will be a direct number to the management who are in control during opening hours. A record will be kept by management of all calls received, including the time, date and information of the caller, including action taken following the call. Records will be made available for inspection and copying by an authorised officer of a responsible authority throughout the trading hours of the premises.

The Premises Licence Holder or Designated Premises Supervisor shall be available at all times during regulated entertainment and be responsible for cooperating and liaising with any responsible authority.

Customers will be advised of the need to respect local residents where appropriate. Any patrons continuing to cause any disturbance or disorder will be asked to leave the premises.

No advertisements of any kind (including placard, poster, sticker, flyer, picture, letter, sign or other mark) that advertises or promotes the establishment, its premises, or any of its events, facilities, goods or services shall be inscribed or affixed upon the surface of the highway or street furniture, or upon any building, structure, works, tree etc. not in the ownership or control of the Premises Licence Holder, or be distributed to the public.

Sufficient measures must be in place to remove litter or waste arising from customers and to prevent such litter/waste accumulating in the immediate vicinity of their premises. Where necessary adequate measures must be in place to provide customers with sufficient receptacles for the depositing of waste materials such as food wrappings, drinks containers, smoking related litter etc.

e) The protection of children from harm

Signs displaying rules of purchasing alcohol including proof of age requirements
All children under the age of 18 must be accompanied by an adult as per our terms and conditions at the time of booking
I work at Chulmleigh College and have annual training on Keeping Children Safe.

There will be in place a written age verification policy in relation to the sale or supply of alcohol, which will specify a *Challenge 25* proof of age requirement. This means that staff working at the premises must ask individuals who appear to be under 25 years of age, attempting to purchase alcohol, to produce identification. The only acceptable identification documents will be:

- A photo driving licence
- A passport
- An identification card carrying the PASS hologram

Unless such identification is produced the sale of alcohol will be refused.

This policy will include documented steps taken to prevent adults from purchasing alcohol for or on behalf of children under 18.

An alcohol sales refusal register shall be kept at the premises and be maintained to include details of all alcohol sales refused. The register will include:

- i. the date and time of refusal
- ii. the reason for refusal
- iii. details of the person refusing the sale
- iv. description of the customer
- v. any other relevant observations.

The refusals register will be made available for inspection and copying on the request of an authorised officer of a responsible authority.

All entries must be made within 24 hours of the refusal.

Unaccompanied children under the age of 18 will not be allowed upon the premises at any time.

Checklist:

Please tick to indicate agreement

•	I have made or enclosed payment of the fee.	YES
•	I have enclosed the plan of the premises.	YES
•	I have sent copies of this application and the plan to responsible authorities and others where applicable.	n/a
•	I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.	YES

•	I understand that I must now advertise my application.	YES
•	I understand that if I do not comply with the above requirements my application will be rejected.	YES
•	[Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).	

It is an offence, under Section 158 of the Licensing Act 2003, to make a false statement in or in connection with this application. Those who make a false statement may be liable on summary conviction to a fine of any amount.

It is an offence under Section 24b of the Immigration Act 1971 for a person to work when they know, or have reasonable cause to believe, that they are disqualified from doing so by reason of their immigration status. Those who employ an adult without leave or who is subject to conditions as to employment will be liable to a civil penalty under section 15 of the Immigration, Asylum and Nationality Act 2006 and pursuant to Section 25 of the same act, will be committing an offence where they do so in the knowledge, or with reasonable cause to believe, that the employee is disqualified.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). - The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	18/06/2025
Capacity	DPS/Owner

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

Notes for Guidance

- Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
- In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the

audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.

- Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;

- any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
 8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
 9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
 10. Please list here steps you will take to promote all four licensing objectives together.
 11. The application form must be signed.
 12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
 13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
 14. This is the address which we shall use to correspond with you about this application.
 15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:
 - A licence may not be issued to an individual or an individual in a partnership which is not a limited liability partnership who is resident in the UK who:
 - does not have the right to live and work in the UK; or
 - is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have the right to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

They do this in one of two ways:

- 1) by providing with this application, copies or scanned copies of the documents which an applicant has provided, to demonstrate their entitlement to work in the UK (which do not need to be certified) as per information published on gov.uk and in guidance.
- 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Home Office online right to work checking service.

As an alternative to providing a copy of original documents, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth, will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be shared digitally. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copies of documents as set out above.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

* Life Buoy

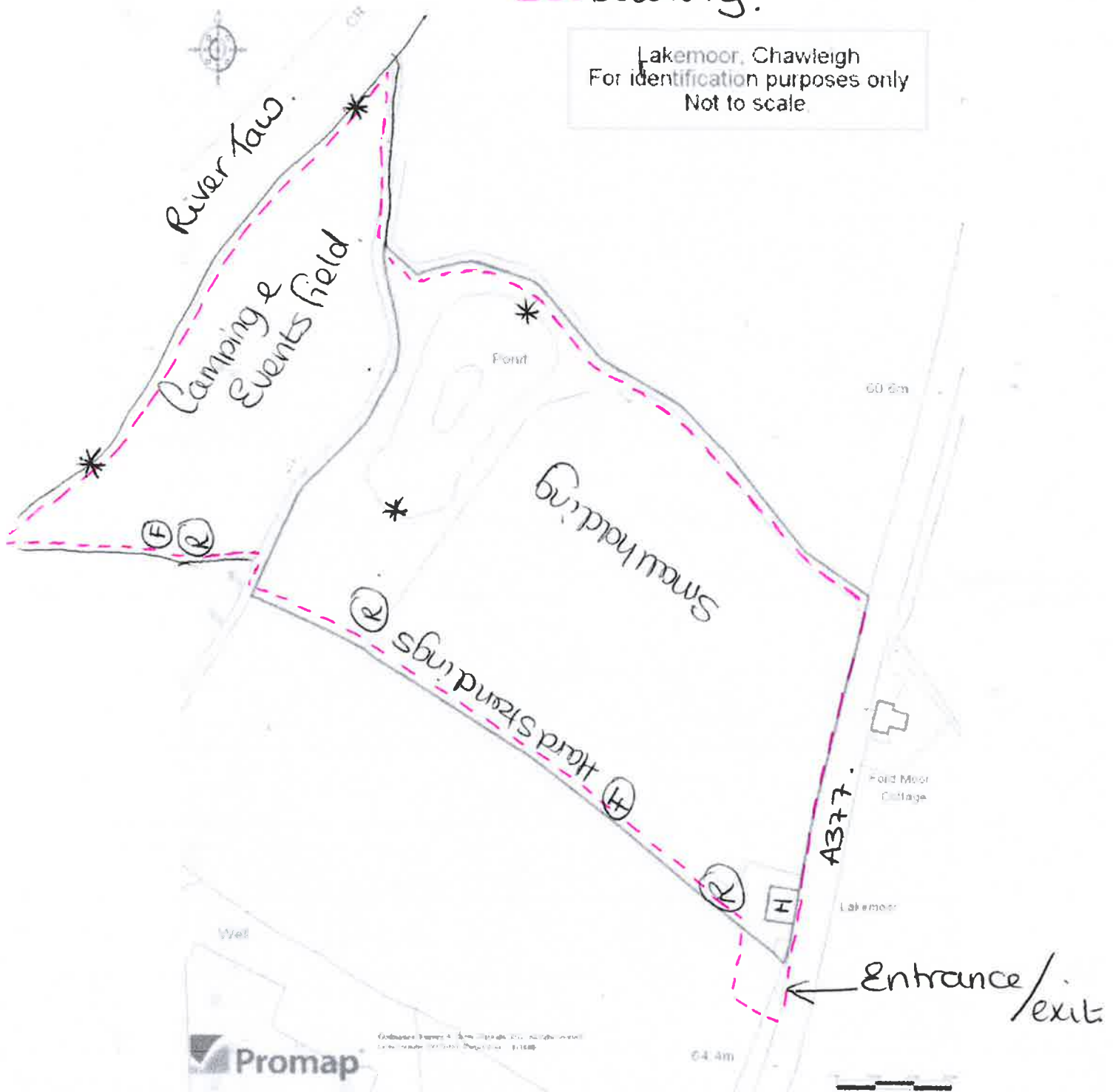
(F) Fire & information points.

H House, Alcohol storage + sales.

(R) Recycling & waste facilities

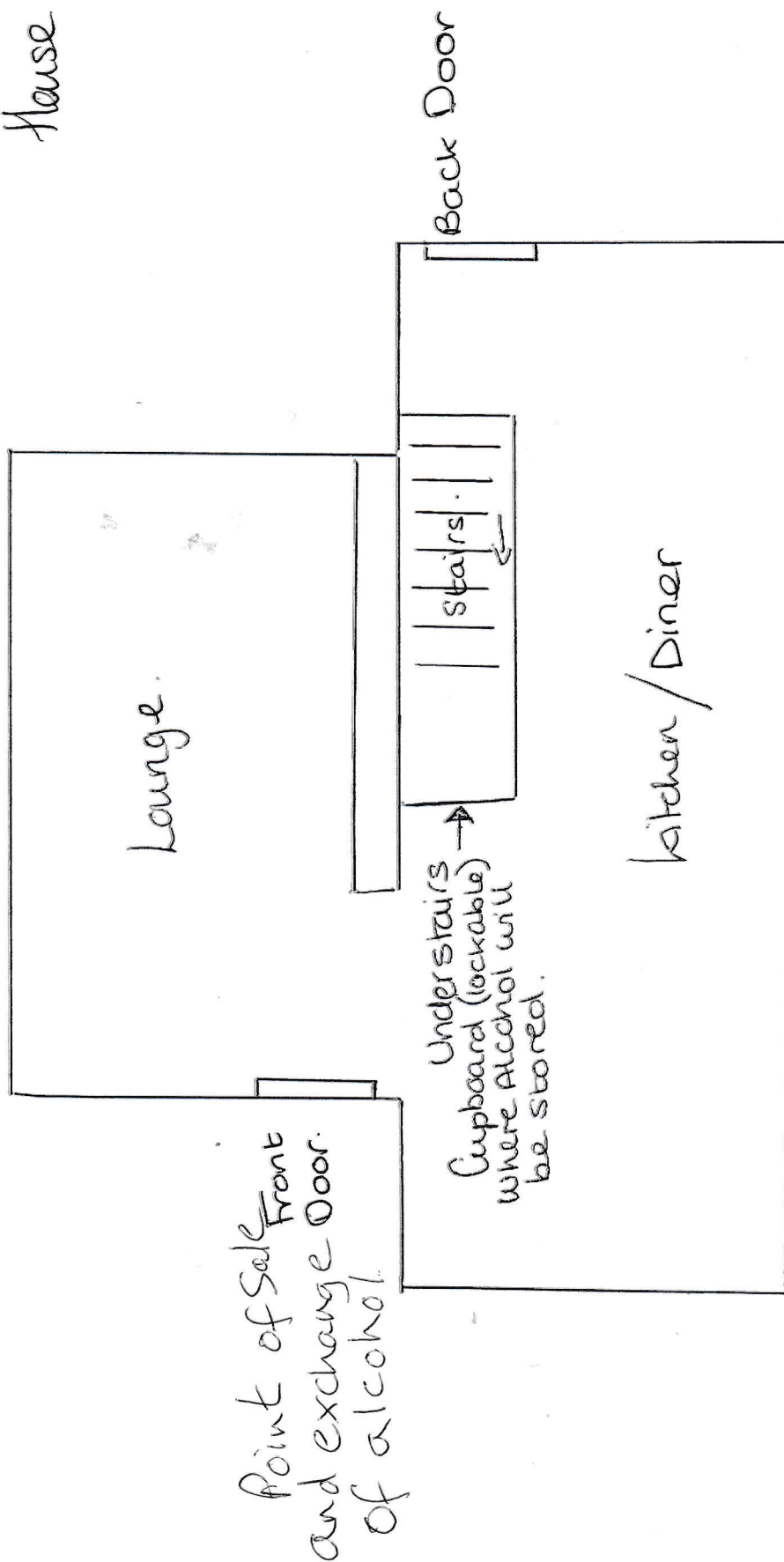
--- Boundary.

Lakemoor, Chawleigh
For identification purposes only
Not to scale.



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Lakemoor
House.



Scale 1:100
(1cm = 1m)

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[REDACTED]
Chawleigh
Chumleigh
Devon
EX18 7JY

Licensing Team
Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton
Devon
EX16 6PP

7 July 2025

We write concerning the recent licensing application for:

**Lakemoor Devon, Chawleigh, Chumleigh, Devon EX18 7JY
(open application 030467)**

We live in a property approximately 400m from the Lakemoor camping site in a countryside area which is very quiet. In the evenings it is mostly silent. As a result, any noise generated will travel across the whole area.

We have been disturbed in the past by activities from the Lakemoor site however due to their infrequency we consider the situation to be acceptable. We are concerned that this will change as a result of the current license application.

The potential for the performance of live music / playing of recorded music and the provision of late-night refreshment / supply of alcohol seven days a week would inevitably lead to unacceptable levels of noise.

We therefore object to the application and suggest that a restriction on the number of events per year and the hours in which music is played.

Yours faithfully

[REDACTED]

 James and Gleny Brookes

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Mid Devon District Council – Licensing Act 2003

REPRESENTATION FORM

This representation is made about the premises to be licensed as detailed below:

Your full name	Mrs Jennifer J Palmer & Mr Angus J Palmer
The name of the organisation / body you represent (if appropriate)	N/A
Postal address	Chawleigh, Chulmleigh, Devon , EX18 7JY
Email address	
Contact telephone number	

Name of the premises you are making a representation about	Lakemoor
Address of the premises you are making a representation about	Chawleigh, Chulmleigh, Devon, Ex18 7JY

Your representation must relate to one of the four Licensing Objectives

Licensing Objective	Yes Or No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder	Yes	Our objections are that should this license be granted; for up to 150 people on site; ourselves and the surrounding neighbors are highly likely to suffer antisocial behavior disruption at the site, in a normally quiet and tranquil area. Regarding the provision of late night refreshments and alcohol, both on and off the premises through the night (23.00 hrs – 9.00hrs); such activities typically attract larger numbers and potentially rowdy behaviour, potential crime and disorder.
Public safety	Yes	Open access to water (lake & river) when guests are intoxicated, particularly at night is a concern of public safety.
To prevent public nuisance	Yes	Noise: We are circa 100m from Lakemoor and have already experienced noise disruption twice in the past, causing us to speak with the owners. The noise travels down the valley, well past our property to the point you could clearly hear one event in particular (a live music event they held) at the far boundary / bottom of our field some 300 m away. The nature of a live music venue or amplified sound, throughout the day and extending late into the night causes significant concern, particularly given the extent and duration of the application (09.00 hrs – 23.00 hrs Monday to Sunday). This is wholly unacceptable to us and would represent a significant intrusion to our quiet enjoyment of our property and grounds.

		Regarding the provision of late night refreshments and alcohol both on and off the premises; such activities will create litter; which currently Lakemoor ask guests to take with them. This is unlikely and unrealistic for c 150 people. Given the light night refreshment licencing time requested is 23.00hrs – 9.000 hrs, and therefore through the night, this is also likely to cause a significant noise issue. Light Pollution: The area is largely unaffected by light pollution, enabling enjoyment of the dark skies for both ourselves and the wildlife (hazel dormice & barn owls reside in our adjacent land are nocturnal schedule one protected species). Summary: This application represents a significant departure from their current business model, which is a 5 berth caravan site, to a party venue for up to 150 people.
To protect children from harm	Yes	Whilst noted the applicant states all children under the age of 18 must be accompanied by an adult, in an environment of music & alcohol there is a real risk to the safety of children around water.

If you are making a representation against a new application or full variation, please suggest any conditions that could be added to the licence to remedy your representation (or other suggestions you would like the Licensing Sub Committee to take into account).	This licence application is wholly inappropriate for the character and tranquillity of the area, and as such I therefore request the licencing committee turn it down in completeness.
---	--

Signed:



Date: 14.07.25

Please see notes on reverse

NOTES

If you are making a representation in relation to a 'new' premises or a 'full variation' please read the following notes:

1. If you do make a representation you will be able to attend a meeting of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider any representations that you have made in your absence.
2. This form must be returned within the statutory period of 28 days following submission of a valid application to the Licensing Authority.
3. You may make a representation wherever you live in relation to the premises but your representation must be relevant.
4. Representations can only relate to the four licensing objectives.

5. Your representation will be passed to the applicant, to allow them the opportunity of addressing your concerns. Your representations will be published in the report available to the Licensing Committee, which will be publicly available.
6. Please return this form when completed to:

Licensing, Mid Devon District Council, Phoenix House, Phoenix Lane,
Tiverton, Devon, EX16 6PP.

Alternatively, you can email it to licensing@middevon.gov.uk.

If you are making a representation in relation to a 'minor variation' please read the following notes:

1. If you do make a representation, you should be aware that the application will be determined by an Officer. There will be no hearing and there is no right of appeal.
2. This form must be returned within the statutory period of 10 working days following submission of a valid application to the Licensing Authority.
3. You may make a representation wherever you live in relation to the premises but your representation must be relevant.
4. Representations can only relate to the four licensing objectives.
5. Please return this form when completed to:

Licensing, Mid Devon District Council, Phoenix House, Phoenix Lane,
Tiverton, Devon, EX16 6PP.

Alternatively, you can email it to licensing@middevon.gov.uk.

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Mid Devon District Council – Licensing Act 2003

REPRESENTATION FORM

This representation is made about the premises to be licensed as detailed below:

Your full name	Geoffrey Farenden
The name of the organisation / body you represent (if appropriate)	
Postal address	[REDACTED] Eggesford, Chulmleigh, EX18 7JZ
Email address	[REDACTED]
Contact telephone number	[REDACTED]

Name of the premises you are making a representation about	Lakemoor , Devon Ltd.
Address of the premises you are making a representation about	Lakemoor Devon, Chawleigh, Chulmleigh, Devon EX18 7JY

Your representation must relate to one of the four Licensing Objectives

Licensing Objective	Yes Or No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder		
Public safety	yes	The proposed licence application relates to a small open area of grassland with unfenced West boundary to the River Taw and also an unfenced East boundary to the A377. The site is inadequate to safely accommodate public entertainment gatherings in excess of 30 people.
To prevent public nuisance	yes	Because of the location of the site it will not be possible to operate the requested licenced activities without causing public nuisance to nearby residents, such nuisance being generated by noise, alcohol, and traffic movements.
To protect children from harm	yes	The site boundaries onto the unfenced River Taw on the West side and the unfenced A377 road on the East side. The adjacent 60 mph. A377 to both the North and South has no pedestrian footpath and is considered to be a dangerous hazard to unaccompanied young children.

If you are making a representation against a new application or full variation, please suggest any conditions that could be added to the licence to remedy your representation (or other suggestions you would like the Licensing Sub Committee to take into account).	
---	--

Signed :- [REDACTED]

Date: 13/07/2025

Please see notes on reverse

NOTES

If you are making a representation in relation to a 'new' premises or a 'full variation' please read the following notes:

1. If you do make a representation you will be able to attend a meeting of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider any representations that you have made in your absence.
2. This form must be returned within the statutory period of 28 days following submission of a valid application to the Licensing Authority.
3. You may make a representation wherever you live in relation to the premises but your representation must be relevant.
4. Representations can only relate to the four licensing objectives.
5. Your representation will be passed to the applicant, to allow them the opportunity of addressing your concerns. Your representations will be published in the report available to the Licensing Committee, which will be publicly available.
6. Please return this form when completed to:

Licensing, Mid Devon District Council, Phoenix House, Phoenix Lane,
Tiverton, Devon, EX16 6PP.

Alternatively, you can email it to licensing@middevon.gov.uk.

If you are making a representation in relation to a 'minor variation' please read the following notes:

1. If you do make a representation, you should be aware that the application will be determined by an Officer. There will be no hearing and there is no right of appeal.
2. This form must be returned within the statutory period of 10 working days following submission of a valid application to the Licensing Authority.
3. You may make a representation wherever you live in relation to the premises but your representation must be relevant.
4. Representations can only relate to the four licensing objectives.
5. Please return this form when completed to:

Licensing, Mid Devon District Council, Phoenix House, Phoenix Lane,
Tiverton, Devon, EX16 6PP.

Alternatively, you can email it to licensing@middevon.gov.uk.

Mid Devon District Council – Licensing Act 2003

REPRESENTATION FORM

This representation is made about the premises to be licensed as detailed below:

Your full name	Christopher Richard Rogers
The name of the organisation / body you represent (if appropriate)	
Postal address	Eggesford Chulmleigh EX18 7QT
Email address	
Contact telephone number	

Name of the premises you are making a representation about	Lakemoor, application number 030467
Address of the premises you are making a representation about	Lakemoor Chawleigh Chulmleigh EX18 7JY

Your representation must relate to one of the four Licensing Objectives

Licensing Objective	Yes Or No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder		
Public safety		
To prevent public nuisance	Yes	From reading the many positive reviews on the Lakemoor website, this is a beautiful place where families enjoy the peace and quiet. Which is exactly why ramping up to 150 people with music from 9am to 11pm, 24 hour refreshment sales, and artificial lighting during the hours of darkness is all wrong for this location. The noise will carry along the valley and affect more than the nearest residences, which would be blighted by this level of disturbance. Artificial light will make it visible for miles around.
To protect children from harm		

If you are making a representation against a new application or full variation, please suggest any conditions that could be added to the licence to remedy your representation (or other suggestions you would like the Licensing Sub Committee to take into account).	
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Signed:

53

Date: 15th July 2025

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MID DEVON LICENSING AUTHORITY

Licensing Act 2003: Representation form

NOTE: This form includes a section to confirm successful mediation between Responsible Authorities and the applicant. This includes the agreement of conditions.

1. Your details

Responsible Authority:	MID DEVON LICENSING AUTHORITY
Your Name:	J JONES
Job Title:	
Postal address:	
Email address:	
Contact telephone number:	

2. Premises details

Name of the premises you are making a representation about:	LAKEMOOR DEVON LTD.
Name of the applicant:	LAKEMOOR DEVON LTD
Address of the premises you are making a representation about:	LAKEMOOR DEVON, CHAULWLEIGH, EX18 7JY.

3. Representation Information

Which of the four licensing objectives does your representation relate to?	Yes Or No	Please detail the reason(s) for your representation, including any relevant evidence. This MUST include a clear statement as to why the representation is considered appropriate and necessary. Please use separate sheets if necessary.
To prevent crime and disorder	YES	Please see attached letter
Public safety		
To prevent public nuisance	YES	Please see attached letter
To protect children from harm		

4. Additional information and mediation

Do you have any suggested conditions or alterations to the application that would remedy your representation? If so, please list them clearly. Please use separate sheets if necessary.	Please see attached letter	
If the applicant agrees to the amendments you have set out in the box above, would you be willing to withdraw your representation?	Yes	☒ No
If you agree to withdraw your representation, do you also agree that there is no need for a hearing?	Yes	☒ No
If you are unwilling to withdraw your representation, please detail the reasons for this. This information will be provided to the licensing sub-committee in advance of a hearing.	Please see attached letter.	
Any additional information?		

Signed:

Date:

13th July 2025

Please return any additional sheets to: Mid Devon Licensing Authority, Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP, or email to licensing@middevon.gov.uk. This form must be returned within the Statutory Period. For more details please check with the Licensing Section on 01884 255255.

5. Confirmation of agreement

If an amendment to the application has been agreed between the applicant and the Responsible Authority making the representation, the applicant must sign below to confirm the amendments to the application set out above and their agreement.

Name of applicant:

Signed:

Date:

Dr J Jones

Eggesford
EX187JZ

13th July 2025

Dear Mid Devon Licensing Authority

**Representation: Objection to Premises License Application – Lakemoor
Devon Ltd**

Premises: Lakemoor Devon Ltd

Application Type: New Premises Licence

Activities Applied For:

- Performance of live music (indoors and outdoors, 09:00–23:00)
- Playing of recorded music (indoors and outdoors, 09:00–23:00)
- Provision of late-night refreshment (indoors and outdoors, 23:00–09:00)
- Supply of alcohol for consumption on and off the premises (09:00–23:00)

1. To Prevent Public Nuisance

I wish to formally object to this application on the grounds that it is likely to cause significant public nuisance, particularly in relation to noise pollution and the nature of the rural environment.

Noise from outdoor music: The application permits both live and recorded music outdoors from 09:00 to 23:00, 7 days per week. The campsite is situated only a few hundred feet from my property—part of a quiet woodland cottage estate. Given the rural setting, noise travels freely across open fields with minimal obstruction, especially in the absence of urban background noise. The repeated and prolonged outdoor music permitted under this licence will create ongoing, intrusive disturbance to local residents, impacting quality of life, sleep, and enjoyment of their homes and surroundings.

Cumulative effect of continuous use: The potential for daily outdoor events, up to 14 hours per day, represents a disproportionate level of disturbance for a rural area not designed or developed for commercial entertainment use.

Lack of effective mitigation: The applicant mentions that disruptive behaviour will be logged and that a telephone number will be displayed, but there is no binding commitment or mechanism in the application to reduce volume or stop music in response to complaints. Simply logging complaints without a duty to act on them offers no real protection against nuisance.

Rural infrastructure limitations: The A377 road near the site has no pavement or street lighting. This makes it difficult for neighbours to safely visit the site to raise issues in

person if phone contact is unanswered, further isolating residents from any meaningful control or engagement with the site.

2. To Prevent Crime and Disorder

There is a credible risk that this licence could increase the likelihood of crime and disorder, particularly due to the off-site sale of alcohol in a rural, low-surveillance area.

Off-sales of alcohol: The licence permits alcohol to be sold for off-premises consumption, which increases the risk of individuals leaving the site and consuming alcohol in unsupervised locations. The nearest habitations are the nearby woodland cottages, including my own. This raises concern about potential anti-social behaviour or intoxicated individuals disturbing or entering neighbouring land.

Limited deterrence or enforcement mechanisms: The applicant's proposed measures do not include formal staff presence for monitoring off-site impacts, nor any security provision. Relying solely on passive observation and voluntary action by on-site residents is insufficient to deter or address incidents, particularly during busy summer periods.

Attraction of large gatherings: The scale of the licensed hours and activities (including late-night refreshment) increases the potential for unregulated social gatherings, particularly where alcohol is being consumed outdoors. This heightens the risk of noise, vandalism, littering, or trespassing, especially given the site's proximity to residential woodland.

Summary

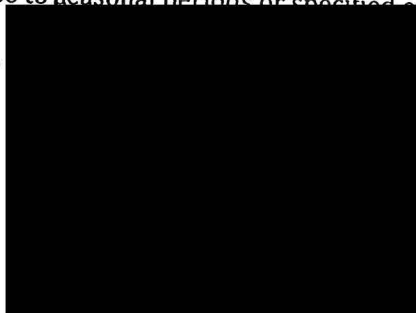
This application, as submitted, poses a serious risk to the peaceful rural character of the area and to the wellbeing of nearby residents. It lacks sufficient safeguards to prevent either public nuisance or the risk of disorder, especially in light of its scope (outdoor music, off-sales, and late-night activity).

I therefore respectfully ask that the licensing authority either refuse this application or significantly amend the conditions, such as:

- Restricting outdoor music hours or limiting to specific days
- Prohibiting off-sales of alcohol
- Requiring a formal noise management plan with response obligations
- Limiting use to seasonal periods or specified events rather than continuous daily use

Best wishes,

Dr J Jones



MID DEVON LICENSING AUTHORITY

Licensing Act 2003: Representation form

NOTE: This form includes a section to confirm successful mediation between Responsible Authorities and the applicant. This includes the agreement of conditions.

1. Your details

Responsible Authority:	MID DEVON LICENSING AUTHORITY
Your Name:	M. COLLINS
Job Title:	
Postal address:	EGGESFORD EX18 7JZ
Email address:	
Contact telephone number:	

2. Premises details

Name of the premises you are making a representation about:	LAKE MOOR DEVON LTD
Name of the applicant:	LAKE MOOR DEVON LTD
Address of the premises you are making a representation about:	LAKE MOOR DEVON, CHAWLEIGH DEVON EX18 7JY

3. Representation information

Which of the four licensing objectives does your representation relate to?	Yes Or No	Please detail the reason(s) for your representation, including any relevant evidence. This MUST include a clear statement as to why the representation is considered appropriate and necessary. Please use separate sheets if necessary.
To prevent crime and disorder	YES	AS PER ATTACHED LETTER
Public safety		
To prevent public nuisance	YES	AS PER ATTACHED LETTER
To protect children from harm		

4. Additional information and mediation

Do you have any suggested conditions or alterations to the application that would remedy your representation? If so, please list them clearly. Please use separate sheets if necessary.	SEE ATTACHED LETTER	
If the applicant agrees to the amendments you have set out in the box above, would you be willing to withdraw your representation?	Yes	☒ No
If you agree to withdraw your representation, do you also agree that there is no need for a hearing?	Yes	☒ No
If you are unwilling to withdraw your representation, please detail the reasons for this. This information will be provided to the licensing sub-committee in advance of a hearing.	SEE ATTACHED LETTER	
Any additional information?		

Signed:



Date: 13/7/2025

Please return this form along with any additional sheets to: Mid Devon Licensing Authority, Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP, or email to licensing@middevon.gov.uk. This form must be returned within the Statutory Period. For more details please check with the Licensing Section on 01884 255255.

5. Confirmation of agreement

If an amendment to the application has been agreed between the applicant and the Responsible Authority making the representation, the applicant must sign below to confirm the amendments to the application set out above and their agreement.

Name of applicant:

Signed:

Date:



Mr M Collins

Eggesford
EX187JZ

13th July 2025

Dear Mid Devon Licensing Authority

**Representation: Objection to Premises License Application – Lakemoor
Devon Ltd**

Premises: Lakemoor Devon Ltd

Application Type: New Premises Licence

Activities Applied For:

- Performance of live music (indoors and outdoors, 09:00–23:00)
- Playing of recorded music (indoors and outdoors, 09:00–23:00)
- Provision of late-night refreshment (indoors and outdoors, 23:00–09:00)
- Supply of alcohol for consumption on and off the premises (09:00–23:00)

1. To Prevent Public Nuisance

I wish to formally object to this application on the grounds of public nuisance, crime and disorder, light and noise pollution.

The application is to allow for live and recorded music outdoors from 09:00 to 23:00, 7 days per week. I live 500m away from this site and have experienced noise from Lakemoor in the past and with the rural setting, noise travels easily with little to mitigate the sound, in fact you can hear people just talking 200m away especially in what is a very quiet area, let alone the impact on wildlife and nearer neighbours. Having music possibly being played upto 14hrs will affect my quality of life in many ways. The potential for daily outdoor events, up to 14 hours per day is not appropriate for this extremely quiet rural. Bearing in mind, the majority of outdoor music will be in the summer months where people are enjoying their own peace and tranquility outside in their gardens. The applicants have not directly contacted me to discuss or potential mitigate any problems that will occur.

2. To Prevent Crime and Disorder

I feel with Off—sales of alcohol and the period of time of on site sales of alcohol, this could increase the risk of individuals leaving the site under the influence of alcohol. The A377 with no pavements and no street lighting, outside the site would necessitate only the motor car for access safely and with drinking, would this be safe!

Summary

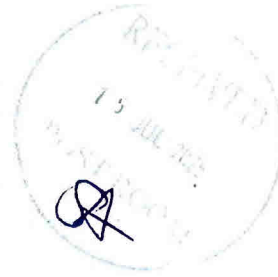
This application, in its present form, will cause serious damage to the local residents way of life, wildlife and to the peaceful quiet and dark character of the area.

I hope the licensing authority refuse this application in its present form and also for the applicant to engage with nearby residents with mitigating measures.

It would be more appropriate to put in an application in for specific musical events, informing the local population and not have carte blanche to run potentially, a pop festival every day of the year.

Kind regards


Marc Collins



MID DEVON LICENSING AUTHORITY

Licensing Act 2003: Representation form

NOTE: This form includes a section to confirm successful mediation between Responsible Authorities and the applicant. This includes the agreement of conditions.

1. Your details

Responsible Authority:	MID DEVON LICENSING AUTHORITY
Your Name:	H. S. COLLINS
Job Title:	[REDACTED]
Postal address:	[REDACTED] E9 5E 8RD
Email address:	[REDACTED] NR. CHOLMLEY, EX18 7JZ
Contact telephone number:	[REDACTED]

2. Premises details

Name of the premises you are making a representation about:	LAKEMOOR DEVON LTD
Name of the applicant:	LAKEMOOR DEVON LTD
Address of the premises you are making a representation about:	LAKEMOOR DEVON, CHOLMLEY DEVON, EX18 7JY

3. Representation information

Which of the four licensing objectives does your representation relate to?	Yes Or No	Please detail the reason(s) for your representation, including any relevant evidence. This MUST include a clear statement as to why the representation is considered appropriate and necessary. Please use separate sheets if necessary.
To prevent crime and disorder	YES	AS PER ATTACHED LETTER
Public safety		
To prevent public nuisance	YES	AS PER ATTACHED LETTER
To protect children from harm		

4. Additional information and mediation

Do you have any suggested conditions or alterations to the application that would remedy your representation? If so, please list them clearly. Please use separate sheets if necessary.	PLEASE SEE ATTACHED LETTER	
If the applicant agrees to the amendments you have set out in the box above, would you be willing to withdraw your representation?	Yes	☒ No
If you agree to withdraw your representation, do you also agree that there is no need for a hearing?	Yes	☒ No
If you are unwilling to withdraw your representation, please detail the reasons for this. This information will be provided to the licensing sub-committee in advance of a hearing.	PLEASE SEE ATTACHED LETTER	
Any additional information?		

Signed

Date:

13.7.25

Please return this form along with any additional sheets to: Mid Devon Licensing Authority, Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP, or email to licensing@middevon.gov.uk. This form must be returned within the Statutory Period. For more details please check with the Licensing Section on 01884 255255.

5. Confirmation of agreement

If an amendment to the application has been agreed between the applicant and the Responsible Authority making the representation, the applicant must sign below to confirm the amendments to the application set out above and their agreement.

Name of applicant:

Signed:

Date:

Mrs Helen Collins


Eggesford

Chulmleigh

EX18 7JZ

Date: 13th July 2025

To Mid Devon Licensing Authority.

Objection to premises licence application. Lakemoor Ltd. Chulmleigh Mid-Devon. EX18 7JY.

I wish to object to the proposed Licence application for Lakemoor Ltd.

The playing of outdoor and indoor music and the playing of recorded outdoor and indoor music potentially everyday of the year from 9am to 11pm is not acceptable in what is a predominately a very quiet rural area where any sound is significantly enhanced over a short distance and also the light pollution which would inevitably come with this. The site is situated equi-distant between Dartmoor and Exmoor, both dark sky areas and this would have a devastating effect in the dark area I live in. There has been no contact from the applicant mitigating noise and light pollution suffice to say, they would park a vehicle in front of any generators used to quell possible sound.

To have a drinks licence on and off the premises with the provision of late – night refreshments from 11pm to 9am everyday of the year could in effect lead to potential disorder and as the site lies off A377 with no street lighting, no pavement and the only safe access by car, it doesn't lead to a safe situation and potential crime and disorder could come from this.

This is potentially an application to open up a quiet very rural site for upto 150 a day with a full drinks licence and music festival every single day of the year. This is totally unfair on the well being of myself, all the local residents whose quiet and tranquil peaceful life would be greatly compromised. Nowhere in the application is consideration even given to local wildlife and the impact they would be under.

Please would you look at this application and maybe a site visit to determine the setting and tranquillity of the area.

Thank you


Mrs Helen Collins

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Mid Devon District Council – Licensing Act 2003

REPRESENTATION FORM

This representation is made about the premises to be licensed as detailed below:

Your full name	Mr Marc Price
The name of the organisation / body you represent (if appropriate)	N/A
Postal address	[REDACTED] Chawleigh, Chulmleigh, Devon. EX18 7JY
Email address	[REDACTED]
Contact telephone number	[REDACTED]

Name of the premises you are making a representation about	Lakemoor Devon Ltd (Application No: 030467)
Address of the premises you are making a representation about	Lakemoor Devon, Chawleigh Chulmleigh EX18 7JY

Your representation must relate to one of the four Licensing Objectives

Licensing Objective	No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder		They have acknowledged in their application that anti social behaviour will and can happen and their measures to deal with it, but that is after it will have already occurred and the damage having being done so not one we want.
Public safety		Although the granting of necessary planning permission is not considered a determining factor on its own in making a representation, in this instance it does prove a real risk to public safety exists, in the fact that Lakemoor customers are more than likely not insured under the operator's liability insurance whilst they are on the premises. This should be treated as a significant issue with the application given the the added ingredients of Alcohol fuelled partygoers next to a deep unfenced river. Please see attached UK Gov flood risk plan for EX18 7JY which shows that Lakemoor & the field used for camping does indeed sit well and truly in flood zones 2 & 3 and therefore is required to comply with the below legislation which currently they appear not to, all searches I have carried out fail to find any trace of any planning application ever being submitted or approved for annual camping permission or indeed the Yurts they have on site being they are for commercial usage and they (Lakemoor) would therefore appear to be in breach of the required planning regulations. A campsite in a flood plain (specifically Flood Zone 2 or 3) does require annual planning permission (prior approval) in England, even if it is a temporary, pop-up campsite operating under the 60-day permitted development rule. I detail below the government legislation on planning and the requirement for campsite's within a Flood Plain

	If a campsite in a flood plain in Mid Devon doesn't have the required planning permission or hasn't followed the rules for temporary campsites, it is very likely campers may not be insured. Insurance for campers is typically tied to the campsite's compliance with regulations, including planning permission and notification of the local planning authority, especially for sites in Flood Zones 2 and 3. (This in my opinion does represent a significant risk to public safety) Temporary Campsites: The 60-day permitted development right allows temporary campsites to operate for up to 60 days in a calendar year without full planning permission. Flood Risk Zones: If the campsite is located within Flood Zone 2 or 3, the local planning authority requires prior approval before the campsite can operate each year. Annual Prior Approval: This means the landowner must apply to the local planning authority each year for permission to operate the campsite, even if they are using the 60-day rule. Flood Risk Assessment: A key part of the prior approval process is submitting a site-specific flood risk assessment, which analyses the potential flood risks and outlines measures to mitigate them, such as evacuation plans and flood warnings. Environment Agency Consultation: The local planning authority will consult with the Environment Agency when reviewing the flood risk assessment. Breach of Planning Control: Operating a campsite in a flood zone without the required prior approval is considered a breach of planning control.
To prevent public nuisance	If this licence is granted it will greatly increase the public nuisance factor for the dwellings nearby, including my own which is only 63m away from Lakemoor. (Please see attached Forden to Lakemoor aerial map with dimension notated) Noise generated by functions already hosted at Lakemoor have caused us to suffer excessive noise and disruption in the past, resulting on one occasion in myself and neighbour having to confront the owners, only to be assured the incident in question was a one off and would not be allowed in the future. Clearly if this licence is granted then those assurances are worthless. Page 68

The geographic location of where Lakemoor is located and where we live is at the bottom in a narrow sided rivered valley which causes sound to be amplified & funnelled towards our properties.

If this application is granted it would force us to listen to any musical performances, be it live or recorded, whether we want to or not, from potentially 09-00am in the morning to 23-00hrs at night 7 days a week.

As it stands at present I/we tolerate some late night loud talking/shouting and occasional loud music along with a few screaming children during the day and evenings, Which is clearly audible in my garden & neighbours, not what I want to hear when I have guests or just relaxing in my garden but I appreciate they are running a business which is that of being a 5 berth caravan site.

However I have a major issue with what they are now trying to do which is to turn their business into a Party entertainment venue for up to 150 people (As stated on their website) which represents a drastic & historical shift in the business operations to which the greatly increased extra noise as well as light pollution to what is currently a very rural & very quiet location not to mention a very dark valley at night time will ruin what myself and neighbours value in where we live. The end result would be that the increased sound/light levels that would arise as a result, would impact massively my property, My neighbours as well as my own personal well-being.

My neighbours and myself have the right to quiet enjoyment of our respective properties, in this noticeably very quiet and rural location, which if this application is granted will be a breach of that and under Common Law creating a Private Nuisance.

Large group events as they are now actively promoting and seeking bookings for on their website such as Birthdays, Reunions, & Weddings etc. will escalate both noise from music speaker systems as well as a general increase in background noise, as well as possible anti-social behaviour potentially at any time of the day and night given the hours the application states they have applied for, to one which locally becomes untenable for myself, the adjacent neighbours & local residents.

On a last point they advise on their website that they are tight for parking space and request customers only bring one car with just being a campsite, So I have serious concerns for public safety if they have a large party booking with cars having to be parked on grass verges on the A377 near the site as they don't have ample parking on site

To protect children from harm

No Points to make on this issue

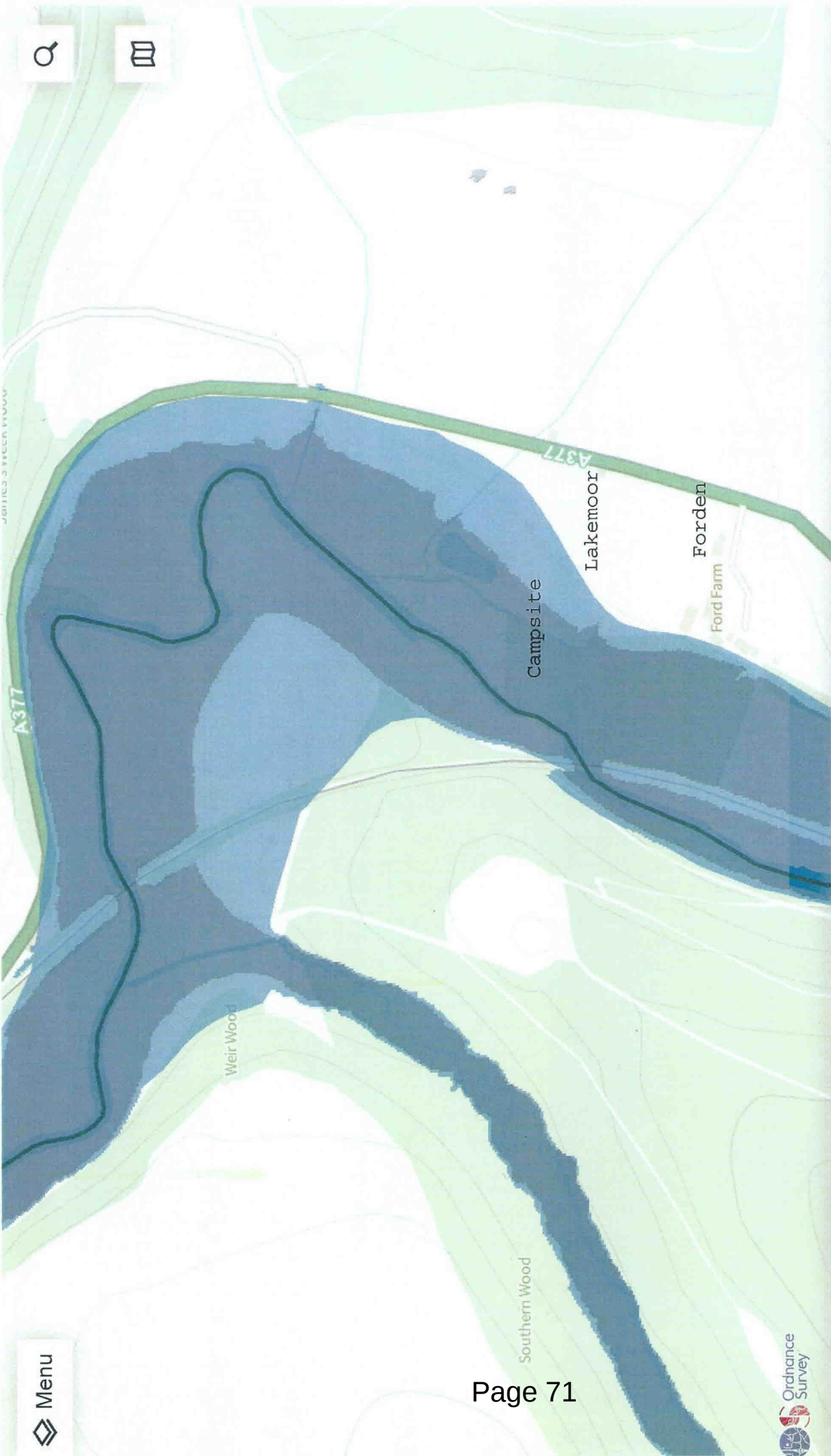
Sig

Date:

13/07/2025

Attachments to this representation

- UK Government floor risk plan for EX18 7JY show Lakemoor sits withing flood zones 2 & 3
- Forden to Lakemoor aerial map with distance notated
- A Petition signed by local residents against the granting of this application in its entirety, which I believe forms its own representation in its own right.

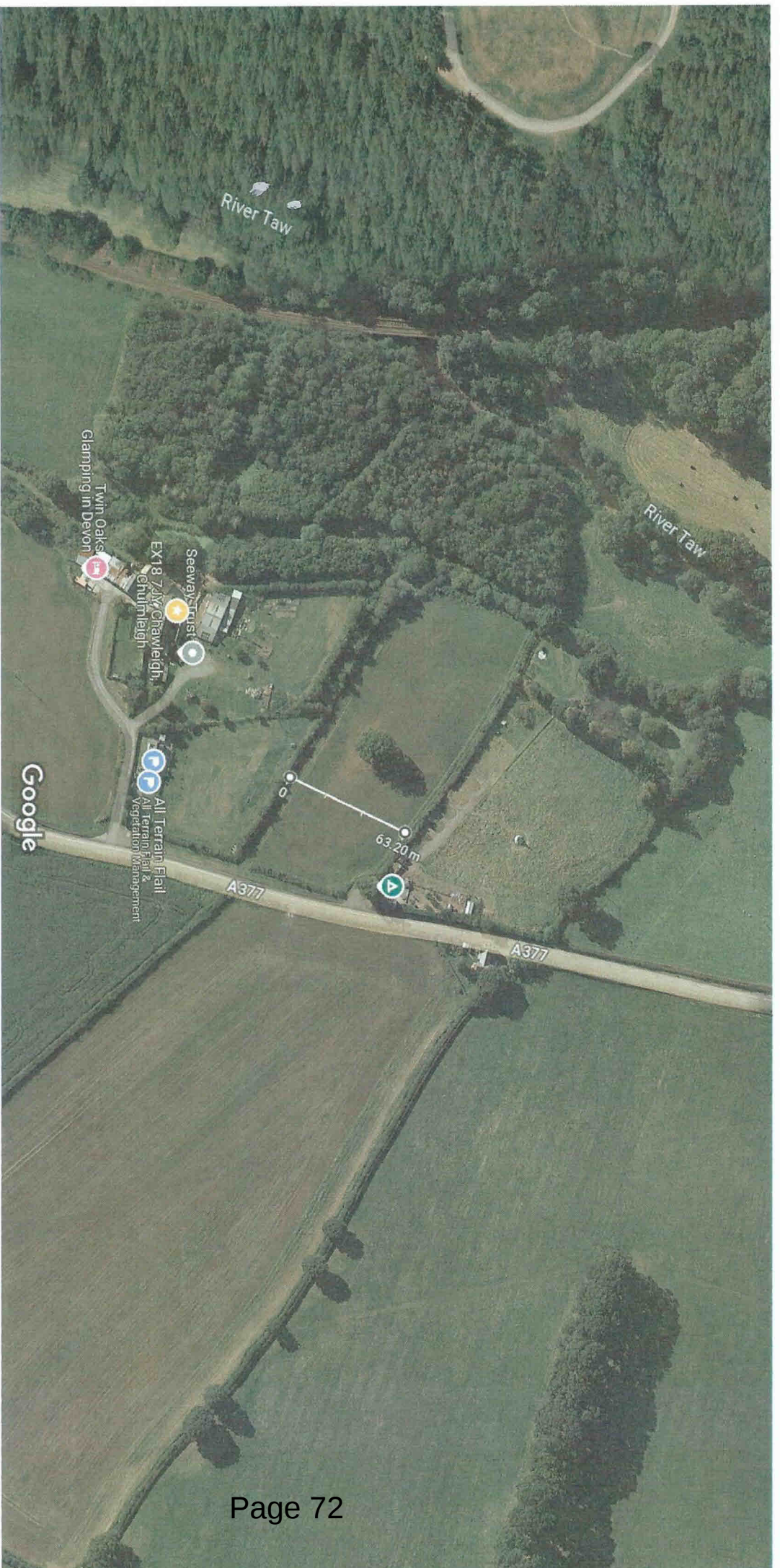


Flood zone 2



Flood zone 3

Main Rivers



Measure distance

Total distance: 63.20 m (207.35 ft)

Imagery ©2025 Google, Imagery ©2025 Maxar Technologies, Map data ©2025 50 m

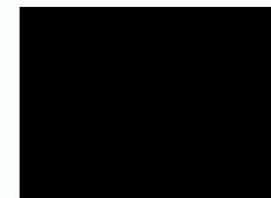
Petition against the granting of a Premises Licence to Lakemoor Devon Ltd

We the undersigned Petition against the granting of a Premises Licence to Lakemoor Devon Ltd of Lakemoor Devon, Chawleigh, Chulmleigh, Devon EX18 7JY. This petition relates to their recent application 030467 for the purpose of granting the performances of live Music, The playing of recorded Music, The provision of late night refreshment & the sale and supply of Alcohol.

We strongly oppose this application on the grounds it will cause a major public nuisance in respect to greatly increased noise levels potentially 7 days a week for 14 hrs a day in what is currently a extremely quiet and very rural location, as they seek to turn their current business into a Party Venue for up to 150 people. This is a far cry from what they are actually licenced to be which is a caravan site for no more than 5 Caravans. We therefore request that this application be refused.

Petition instigated by:

Mr Marc Price



Title	First Name	Surname	Address	Signature	Date
MR	MARC	PRICE			7/7/2025
Mr & Mrs	Brian	Meekings			7/7/2025
Mr & Mrs	Richard	Griffiths			7/7/25
Mr	Tom	Elworthy			7/7/25
Mr	JASON	Campana			7-7-25
Mr	CHRIS	ROGERS			7.7.25

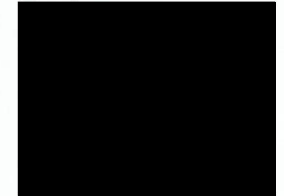
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Title	First Name	Surname	Address	Signature	Date
MR	Edward	Horton			7-7-25
MRS	JENNIFER	PALMER			7/7/25.
Mr	Angus	Palmer			7/7/25
MRS	HELEN	COLLINS			7.7.25
Mr	MARC	COLLINS			7.7.25
Mr	GRAHAM	WOOD			08-07-25

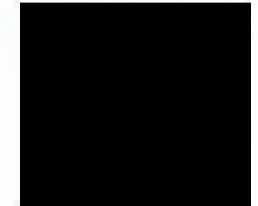
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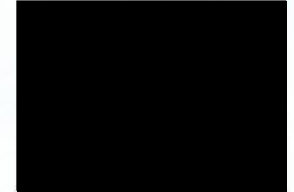
Title	First Name	Surname	Address	Signature	Date
	JAMES JAN	BULMER BULMER			10th July 2025
	ANDREW	MILLWARD			10 JULY 2025
	LARRY MARY ROSE	KAPLAN KAPLAN			10 JULY 25 10 JULY 25

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Title	First Name	Surname	Address	Signature	Date
MR	Geoffrey	Farenden	[REDACTED]	[REDACTED]	08/07/2025
MR	JAMES	BROOKES	[REDACTED]	[REDACTED]	09/07/2025
Mrs	Glenn	Brookes	[REDACTED]	[REDACTED]	09/07/2025

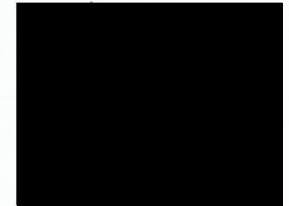
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Petition instigated by:

Mr Marc Price



Title	First Name	Surname	Address	Signature	Date
MRS	KATIE	WOOD			8/7/25

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