

Thomas Keating

From: [REDACTED]
Sent: 05 February 2019 13:56
To: Thomas Keating
Subject: Cleave Barton New Licence Application ref: 022838

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Dear Mr Keating

Further to our recent telephone conversation

We are Cleave Barton's only permanent residential neighbour with a "greater interest". Whilst responding to this Licence Application it is impossible to differentiate between the licence application itself without taking the applicants future intentions into account as they are clearly detailed in the application.

If they were applying for a restricted hours licence to sell glamping customers some local cider etc, with a facility for a couple of cider themed weekends in the Autumn, that would seem proportionate.

However, we strongly object to the application for a 'Licence to sell Alcohol' as it stands on grounds of :

Public Safety

To prevent Public Nuisance

The licence application '*open hours requested*' is from 11.00am to 23.30pm 7 days a week.

This seems entirely inappropriate, disproportionate and unjustified considering Cleave Barton currently only has consent for a glamping business which will mainly consist of families.

The application makes it clear that Cleave Barton's future plans include a current application for 2 Holiday Cottages, and a further application for a Wedding Venue. The Holiday Cottage application is proving very controversial with strong objections from the EA on grounds of the site being in a Zone 3 Flood Area, therefore carrying an actual risk to life. The wedding venue will also undoubtedly be extremely controversial for the same reasons, and in addition because the site lies within the designated Bickleigh Conservation Area.

Whilst these are planning rather than licensing issues, we object to the licence application as it stands, particularly given the stated hours of opening should it be given on the basis of consent for future plans which may or may not be granted.

Similarly, the 'Public Bar' area mentioned in the application has been completed with no planning application or application for change of use. We understand the conversion will have to go through these correct channels to enable it to be used as a 'Public Bar'. As the 'Public Bar' is located within the same courtyard as the proposed Holiday Cottages this is unlikely to be straightforward on the grounds of public safety.

The only potential customers to purchase alcohol currently would be glampers who may or may not wish to purchase alcohol for consumption on the glamping site or elsewhere. There is no consent granted to date for anything else on site, be it Holiday Cottages, a Wedding Venue or a Public Bar.

On the basis of this application we also strongly object regarding the 'Public Bar' intentions.

The outbuilding which has been converted, as yet without consent into the proposed 'Public Bar' is only a 5 bar gate width from Millhayes, our property.

Whilst we appreciate again that this is a planning issue, we would strongly object to the 'Public bar' being granted retrospective permission and therefore the '*open hours requested*' in this licence application.

The evenings at our residence are tranquil and undisturbed in a conservation area that enhances and protects the neighbourhood. This amenity and quality of life would be adversely affected by unaccustomed noise and light pollution generated by a Public Bar open until 11.30pm.

Similarly, should the Public bar be open to 'outsiders' as suggested we would have huge concerns concerning the noise generated, particularly as customers depart the premises late at night. The potential for security issues in connection with our property would also be of concern.

There are sufficient licensed premises in the immediate vicinity to Cleave Barton to meet the needs of residents and visitors. A village with a population of less than 350 people does not need another facility.

Cleave Barton has very limited parking for it's glamping business. There is not sufficient additional parking for 'outsiders' to visit the proposed on site 'Public Bar' by car.

Although the application mentions other nearby commercial premises, it makes no mention of our property, Millhayes, which shows a disregard of any adverse effect we as immediate residents would experience.

In Cleave Barton's planning applications to date, the contribution to existing local business' (licensed premises) is cited. Should Cleave Barton have a licence to sell alcohol, particularly if it includes a Public bar area, the contribution to other local establishments would undoubtedly be greatly reduced.

Yours sincerely

Janet and Joe Ashworth

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