

MID DEVON DISTRICT COUNCIL  
 Mid Devon Licensing Authority  
 Licensing Act 2003

17 AUG 2020  
 REPRESENTATION FORM



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

Your name/organisation name/name of body you represent (see note 3)	MRS O. M. WESTLAKE
Organisation name/name of body you represent (if appropriate) (see note 3)	N/A
Postal and email address	[REDACTED] CA06LE19M TIVERTON EX16 8RT
Contact telephone number	[REDACTED]

Name of the premises you are making a representation about	RULL ORCHARD
Address of the premises you are making a representation about.	NORTDOWN ROAD BICKLEIGH, DEVON, EX5 5LN

Your representation must relate to one of the four Licensing Objectives (see note 4)

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	SEE ATTACHED LETTER
Public safety	YES	_____ u _____
To prevent public nuisance	YES	_____ u _____
To protect children from harm	NO	

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:

Date:

Please see notes on reverse

#### 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:

Mid Devon Licensing Authority  
Phoenix House  
Phoenix Lane  
Tiverton  
Devon EX16 6PP

Tel: 01884 244617/8/9

Email: [licensing@middevon.gov.uk](mailto:licensing@middevon.gov.uk)

Mrs O M Westlake

Cadeleigh  
Tiverton  
Devon  
EX16 8RT

11th August 2020

Reference: Premises Licence Application 024549 - Rull Orchards Ltd

Dear Sir

I wish to object to the granting of the above Premises Licence on the following grounds.

**The Prevention of Crime and Disorder**

The site of Rull Orchard is on an unclassified, narrow, poorly maintained lane (Northdown Road) in an extremely rural location. The site is not business or residential but on agricultural land and around 280 yards from the nearest local resident and is not visible from any neighbouring properties. It can reasonably be assumed that there will be alcohol and possibly cash stored on site overnight. For this reason I believe it will be seen as an easy target for potential thieves. Because of the inaccessibility of the site it may be some time before police could react and make their presence known.

**Public Safety**

The licence applied for is for on and offsite sales between the hours of Noon to 20:30hrs 7 days a week 52 weeks a year. Northdown Road is not used as a 'cut through' to any other location and so is currently only used by a small number of local residents, farmers and horseriders. The site entrance is only 50 yards from a blind corner in one direction and about 12 yards from a blind corner in the other direction. With the granting of this licence it will enable and encourage a substantial increase in traffic with drivers who may be unfamiliar with narrow Devon lanes (the lane is less than 3 yards wide in many places). Farmers use tractors and trailers on the lane for transporting animals and feed. I believe the combination of narrow lanes, blind corners, unfamiliar road users and heavy farm traffic constitutes a potential public safety issue which cannot be overcome.

**The Prevention of Public Nuisance**

Northdown Road is only easily accessed from the A3072 at two points and the total length between these points is 2.63 miles of narrow single track lane with limited passing places and at least 8 blind corners. Local people know the passing places but casual visitors to Rull Orchard will be unfamiliar with them and when confronted with an impasse, it will probably be the local resident or farmer who will have to do the reversing. This is currently tolerable due to the sparse population along the lane but when you add in a potentially significant increase in traffic due to orchard offsales and on site events then the situation will become a nuisance to the local public.

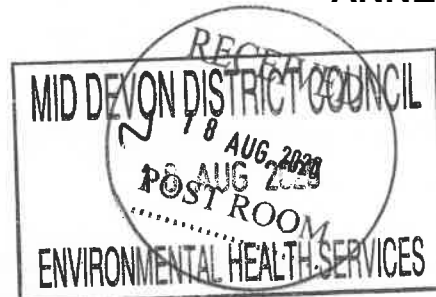
I understand that the Applicant, Mr Mike Shorland, already possesses a personal licence to sell alcohol from other licensed premises and so by refusing this current application, it does not prevent him from future trading.

I contend that, for the above reasons, this is an inappropriate site for a premises licence and I urge the local authority to deny permission.

Regards

Mrs O M Westlake

Mid Devon Licensing Authority  
Licensing Act 2003



REPRESENTATION FORM

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Your name/organisation name/name of body you represent (see note 3)	DAVID GILLES + DIANE BECKETT
Organisation name/name of body you represent (if appropriate) (see note 3)	N/A
Postal and email address	[REDACTED]
[REDACTED]	THORVERTON EX5 5LN
Contact telephone number	[REDACTED]

Name of the premises you are making a representation about	RULL ORCHARD, BICKLEIGH EX5 5LN
Address of the premises you are making a representation about.	NOZDOWN ROAD, BICKLEIGH, EX5 5LN

Your representation must relate to one of the four Licensing Objectives (see note 4)

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	THERE IS NO RESIDENCE SO NO BODY LIVES ON THIS SITE, BUT
Public safety	YES	ACTUALLY RESIDE IN BRISTOL. UGLY NARROW LANE. BLIND ENTRY TO ORCHARD.
To prevent public nuisance	YES	NOISE, NUMBERS OF PEOPLE
To protect children from harm	YES	NEIGHBOURS HAVE VERY YOUNG CHILDREN, FAMILIES ACCESS NARROW LANE.

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.	SEE SEPARATE SHEET
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Signed

[REDACTED]

Date:

16.8.20

[REDACTED]

**Please see notes on reverse**

### NOTES

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**Mid Devon Licensing Authority**

**Phoenix House**

**Phoenix Lane**

**Tiverton**

**Devon EX16 6PP**

**Tel: 01884 244617/8/9**

**Email: [licensing@middevon.gov.uk](mailto:licensing@middevon.gov.uk)**

[REDACTED]  
THORNTON

EXS SLU

16.8.20

Dear Sir / Madam,

RE :- LICENSING APPLICATION FOR  
RULL ORCHARD, NORTHDOWN ROAD,

WE WOULD LIKE TO EXPRESS OUR CONCERNS,

- 1) AS IMMEDIATE NEIGHBOURS WITH LIVESTOCK IN FIELD,  
NOISE, NUMBERS OF VISITORS TO SITE,
- 2) LANE USE - NARROW, DAMAGE TO THE LANE IS  
UNDER DAILY REVIEW BY THE COUNCIL HIGHWAYS  
DEPARTMENT, CORDONED OFF DAMAGE, CONES ETC.
- 3) ENTRY TO RULL ORCHARD ON BLIND TURNER,
- 4) OWNERS OF RULL ORCHARD LIVE IN BRISTOL.  
NO ONE LIVES ON SITE BUT ALCOHOL STORED  
THINGS, SPOILED THINGS, SOLD FROM THINGS.

[REDACTED] [REDACTED]  
16.8.20

Mid Devon Licensing Authority  
Licensing Act 2003

## REPRESENTATION FORM



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

Your name/organisation name/name of body you represent (see note 3)	J. GREENSLADE
Organisation name/name of body you represent (if appropriate) (see note 3)	
Postal and email address	THORVERTON EXETER EX5 5LN
Contact telephone number	

Name of the premises you are making a representation about	RULL ORCHARDS LTD
Address of the premises you are making a representation about.	RULL ORCHARD THORVERTON

Your representation must relate to one of the four Licensing Objectives (see note 4)

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	DRINK DRIVING
Public safety	YES	NARROW ROADS AND UNSAFE ENTRANCE ON A BEND AND FEW PASSING PLACES
To prevent public nuisance	YES	NOISE IN EVENING
To protect children from harm	NO	

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.	A SIMILAR PROJECT AT BIERLEIGH HAS BEEN A FAILURE
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Signed: [REDACTED]

Date: 7/8/2020

Please see notes on reverse

NOTES

## Licensing

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**From:** [REDACTED]  
**Sent:** 07 August 2020 08:48  
**To:** Licensing  
**Subject:** RULL ORCHORDS LTD

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

I wish to object to the above application for a license to sell alcoholic products on and of the premises at RULL ORCHARD THORVERTON . I do for the following reasons -1 The property is in a unclassified road with very few passing places .-2 the entrance is on a blind bend .-3 There could be a noise problem for near neighbours .-4 d Does the premises have the capacity to produce enough fruit to make it a viable business? because i have seen a similar one near Bickleigh not come to fruition! yours sincerely j Greenslade [REDACTED] Thorverton EX5 5LN



Mid Devon Licensing Authority  
Licensing Act 2003

MID DEVON DISTRICT COUNCIL  
12 AUG 2020  
POST ROOM  
ENVIRONMENTAL HEALTH SERVICES

REPRESENTATION FORM

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

Your name/organisation name/name of body you represent (see note 3)	Richard Pocock
Organisation name/name of body you represent (if appropriate) (see note 3)	Neighbour
Postal and email address	[REDACTED] Cadeleigh, EX16 8RT [REDACTED]
Contact telephone number	[REDACTED]

Name of the premises you are making a representation about	Rull Orchard,
Address of the premises you are making a representation about.	Northdown Road Thorverton EX5 5LN

Your representation must relate to one of the four Licensing Objectives (see note 4)

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	See separate sheet
Public safety	Yes	See separate sheet
To prevent public nuisance	Yes	See separate sheet
To protect children from harm	No	

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	See separate sheet
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Signed: [REDACTED]

Date: 11.8.20

Please see notes on reverse

NOTES

## Objections to licensing at Rull Orchard:

### Re crime and disorder

The site is not occupied outside the opening hours. There will be alcohol and other produce unguarded and if there is general access local criminals will be aware of this and be attracted to burgle the site. They will also be aware of neighbouring properties particularly the farms and there is the potential for increased rural crime in the locality.

### Public safety:

The entrance to the site is just after and before two blind bends. Significant numbers of people visiting will inevitably lead to accidents. The lane access is a narrow road with few passing places it is mainly used to access the local houses and farms but is frequently used by walkers and horses and increased traffic will also create a risk.

### Public nuisance:

The area is a quiet rural area and there are houses within 200 yards. Events with numerous people will inevitably create noise.

### General comments

The owner has a personal license so he can function without an additional licence however to help his business an off licence would not be unreasonable and he will clearly need to allow tasting but I feel there should be restrictions on any in house licence limiting the number of events that can be held (say 8 per year), opening hours to close at 5.30 rather than 8PM and restricting general drinking activity.