

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	Kevin and Vicki Baugh
The name of the organisation / body you represent (if appropriate)	
Postal address	Two Hoots, Upflowman, Tiverton, Devon EX167DP
Email address	
Contact telephone number	

Name of the premises you are making a representation about	Sip Shed
Address of the premises you are making a representation about	Crossway House, Upflowman, Tiverton, Devon, EX167DP

Your representation must relate to one of the four Licensing Objectives

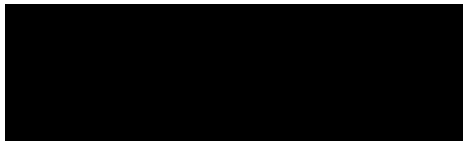
Licensing Objective	Yes Or No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder	Yes	<p>Longer drinking equals more time to consume alcohol leading to problems in the village.</p> <p>The SIP Shed has limited toilet facilities for customers. People will go where they can, possibly on private property.</p>
Public safety	Yes	<p>There is no street lighting or Footpath in the village. Late night drinkers will be walking into a dark narrow 60MPH road.</p> <p>There is no consideration for fire safety associated with the premises.</p>
To prevent public nuisance	Yes	<p>We live directly opposite the garden proposed in the application for the consumption of alcohol. Use of the front garden is not an appropriate place to consume alcohol. It is too close to residential properties.</p> <p>The drinking of alcohol purchased on the premises is currently not permitted outside. There will be less control in an outside space. The garden is not screened, people could be there all-day consuming alcohol getting louder and louder.</p> <p>There is currently no outside lighting. No doubt the garden will be lit up causing a light nuisance. There is no street lighting in the village.</p> <p>There is limited parking in the village. The crossroads is often a parking disaster which restricts access for emergency and large vehicles. Late night revellers will be returning to cars in darkness.</p>

		<p>We already have a pub and village hall both able to sell alcohol. More alcohol consumption only brings more noise and more disturbance.</p> <p>People are loud and the noise will increase. Opening later will compound the problem.</p>
To protect children from harm	Yes	<p>The road is the main route for Primary Children attending the village school. I have young children with bedroom windows that face the Sip Shed and the proposed garden area.</p> <p>There could be inappropriate language and behaviour.</p>

<p>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).</p>	<p>No outside drinking. Retention of condition 12. Including the garage area in the application is wrong as it could, in the short term be used for drinking in a covered area "outside". In the long term no one knows what the intentions are for this area apart from the applicant. Small steps leading to a conclusion of which we know nothing.</p>
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Signed: Kevin and Vicki Baugh

Date: 27th Feb 2022



Please see notes on reverse

NOTES

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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.

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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	Simon & Nicola Burge
The name of the organisation / body you represent (if appropriate)	
Postal address	Sanctuary Farm House, Upplowman, Tiverton EX16 7DP
Email address	
Contact telephone number	

Name of the premises you are making a representation about	The Sipshed
Address of the premises you are making a representation about	Crossways House, Upplowman, Tiverton EX16 7DP

Your representation must relate to one of the four Licensing Objectives

Licensing Objective	Yes Or No	<i>Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary</i>
To prevent crime and disorder	Yes	<p>The front garden of Crossways House(The Sipshed) is in very close proximity to the front outside drinking area of the Redwoods Inn. If condition 12 is removed it could lead to loud and disorderly behaviour going on between the two areas. Customers may wander on the road between the two areas, possibly carrying beer/wine glasses, this would be very difficult for either licensee to police and only made worse by the additional drinking hours applied for.</p> <p>The number of customers is currently limited by the size of the room used as The Sipshed, the toilet facilities (not shown on the plan) are unsuitable for an increased number of customers, this could lead to customers relieving themselves elsewhere.</p>
Public safety	Yes	<p>Customers emerging from The Sipshed do so on to a narrow, unlit and unrestricted road (not shown on the plan), this poses a danger to themselves and other road users.</p> <p>The additional traffic and parking requirement generated by an increase in capacity of The Sipshed, would add an additional burden to the already dangerous parking situation around the busy cross roads in the village and is a matter of public safety.</p>

To prevent public nuisance	Yes	<p>Our house lies directly opposite the front garden of The Sipshed and within 10m of it. We have 6 rooms with windows facing this area.</p> <p>This garden area is already used as a cafe providing coffee etc., but <u>not</u> food.</p> <p>The application requests the removal of condition 12 to allow for the creation of a licensed cafe in this area, but as no food is served, this would become a beer garden in all but name.</p> <p>The application requests the removal of condition 12 to allow for the creation of a new Sipshed tasting room. This room does not exist so how can it be included in this application. Condition 12 relates to the outside consumption of alcohol, so has nothing to do with the creation of a room which is presumably for the indoor consumption of alcohol.</p> <p>When the tasting sessions are taking place in The Sipshed customers use this area for smoking, and at the end of the sessions leave via this area. These activities are already an intrusion on us both visually and audibly and are barely within acceptable limits.</p> <p>If later drinking hours are granted and condition 12 is removed by this variation then the above activities, together with the need for outside lighting, will become unacceptable and cause a greater public nuisance.</p> <p>Any consumption or selling of alcohol, noise and/or light pollution in that, or any of the outside areas of Crossways House (The Sipshed), will have a direct and unacceptable impact on neighbouring properties, the character of the village and on our peaceful enjoyment of our house thereby creating a public nuisance.</p>
To protect children from harm	No	

<p>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).</p>	<p>We consider the existing licensed activities are barely acceptable. We suggest the application to vary it be refused.</p> <p>We also suggest the Licensing Sub Committee take a close look at this application, and the plans attached to it, and ask whether it complies with the Guidelines made under the Licensing Act 2003 and whether the application is even valid.</p>
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Signed:



Date: 28th February 2022

Please see notes on reverse

NOTES

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Tiverton, Devon, EX16 6PP.

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Tiverton, Devon, EX16 6PP.

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Dear Mr White

Please find the completed representation form above and further points to our objection detailed below, to the amendment to the licensing conditions, especially Condition 12 regarding outside use and the later night times.

We wish to draw attention to potential nuisance caused by

a) Excessive noise and b) Road obstruction

Please see attached photograph

Dear Mr White

Please find the completed representation form above and further points to our objection detailed below, to the amendment to the licensing conditions, especially Condition 12 regarding outside use and the later night times.

We wish to draw attention to potential nuisance caused by

a) Excessive noise and b) Road obstruction

Please see attached photograph

10:10 Fri 18 Feb



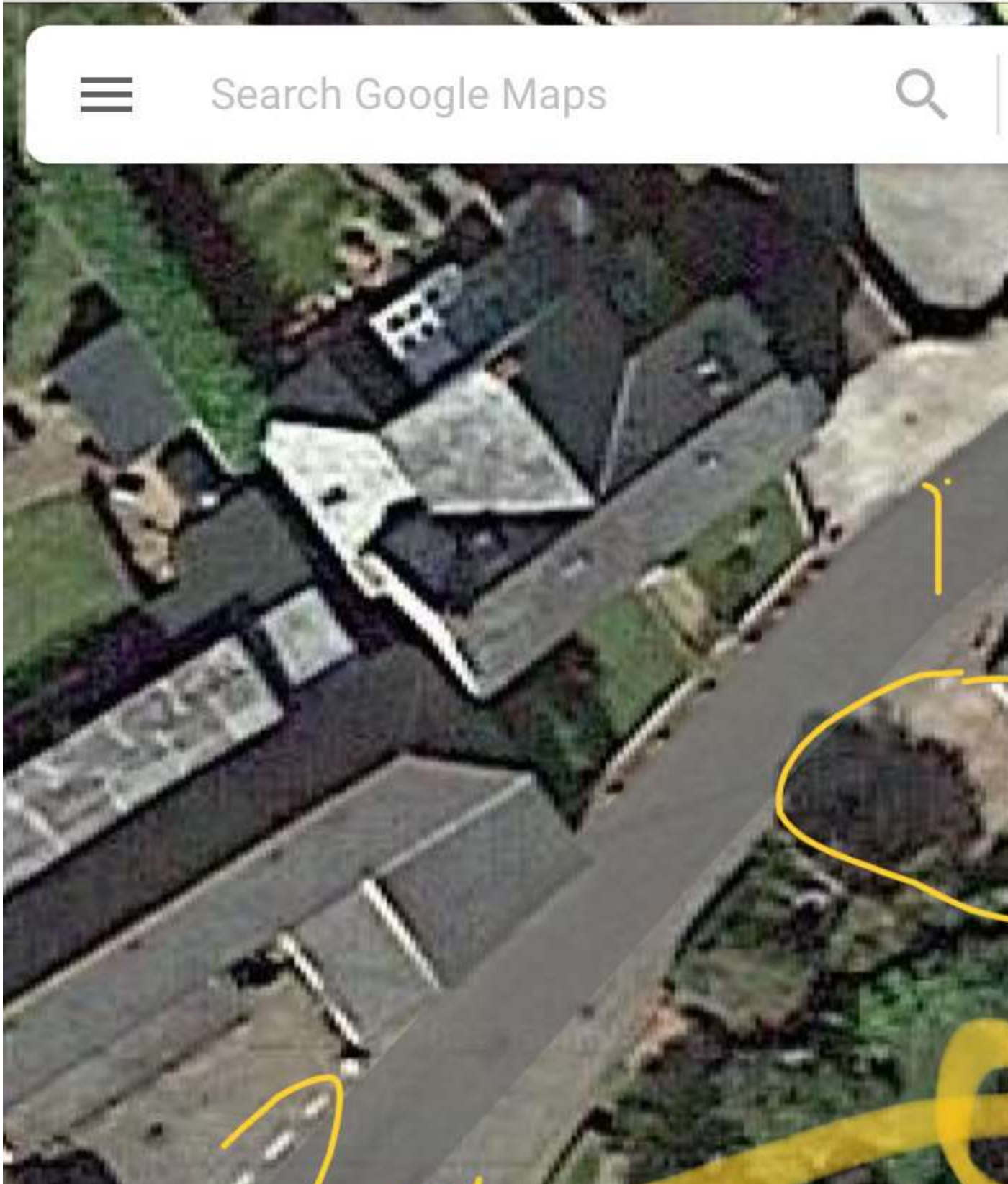
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Licensing Act 2003 - Premises Licence Regis...



Search Google Maps



of our property and you may see that we are a matter of meters from the proposed siting of an outdoor drinking area: literally over the fence.

When the existing application was made we took a neighbourly view and did not object as we were led to believe that it was for the purpose of small groups of people tasting wines inside etc prior to purchase.

It seemed unreasonable to object, we all have the right to earn a living etc.

However the reality is a hosted drinking session which gets pretty lively and a considerable amount of alcohol is imbibed.

Fine for a lively City centre social scene but not sure for a small residential Devon village.

The bare fact is that our garden outdoor social area is directly adjacent to the proposed areas (see satellite image).

1) Proposed outdoor drinking area

2) Craigmoor House back garden and socialising area.

The outside space noise levels during last summer were already on the edge of acceptable, at times precluding "normal" conversation and necessitating us leaving the garden. This was, in fairness, for limited time and relatively small numbers so no objection was raised, however unpleasant- we tend to go for live and let live.

However with increased numbers, increased opening times and drinking alcohol, any furtherance of the model will effectively lead to a situation whereby we have next door neighbours having a party every night, especially as our observation and comments from neighbours and clients is that the current licence times are routinely ignored. Thus no evidence is available to suggest any new stipulations will be adhered to either.

Hence the proposed expansion would be a wholly unacceptable proposal ruining our quality of life and potentially reducing the value of our property (regarding which we are currently taking legal advice).

The further concern is parking.

Devon Highways have for many years expressed concern about parking and obstruction around Uplowman Cross.

There is little parking available around the site of the SipShed and the road is very narrow.

Furthermore some customers take the option of abandoning the car and taking a taxi, the position of the car being usually OK in the evening but causing an obstruction next morning (as there is no driver) to agricultural and other larger vehicles, plus blocking our own entrance from time to time obstructing our entrance to which we have regular deliveries (for 3 days in one instance!).

This situation is not going to improve with an expansion of business.

There is a Village Hall car park which allows parking for the Pub and School as a concession, which I was involved in at the time as a Trustee (these are community assets) but I am unaware that this

extends to private commercial concerns such as the SipShed and the car park is often not big enough for Hall events.

I hope that we have been clear in this matter and are happy to assist to clarify any matters arising.

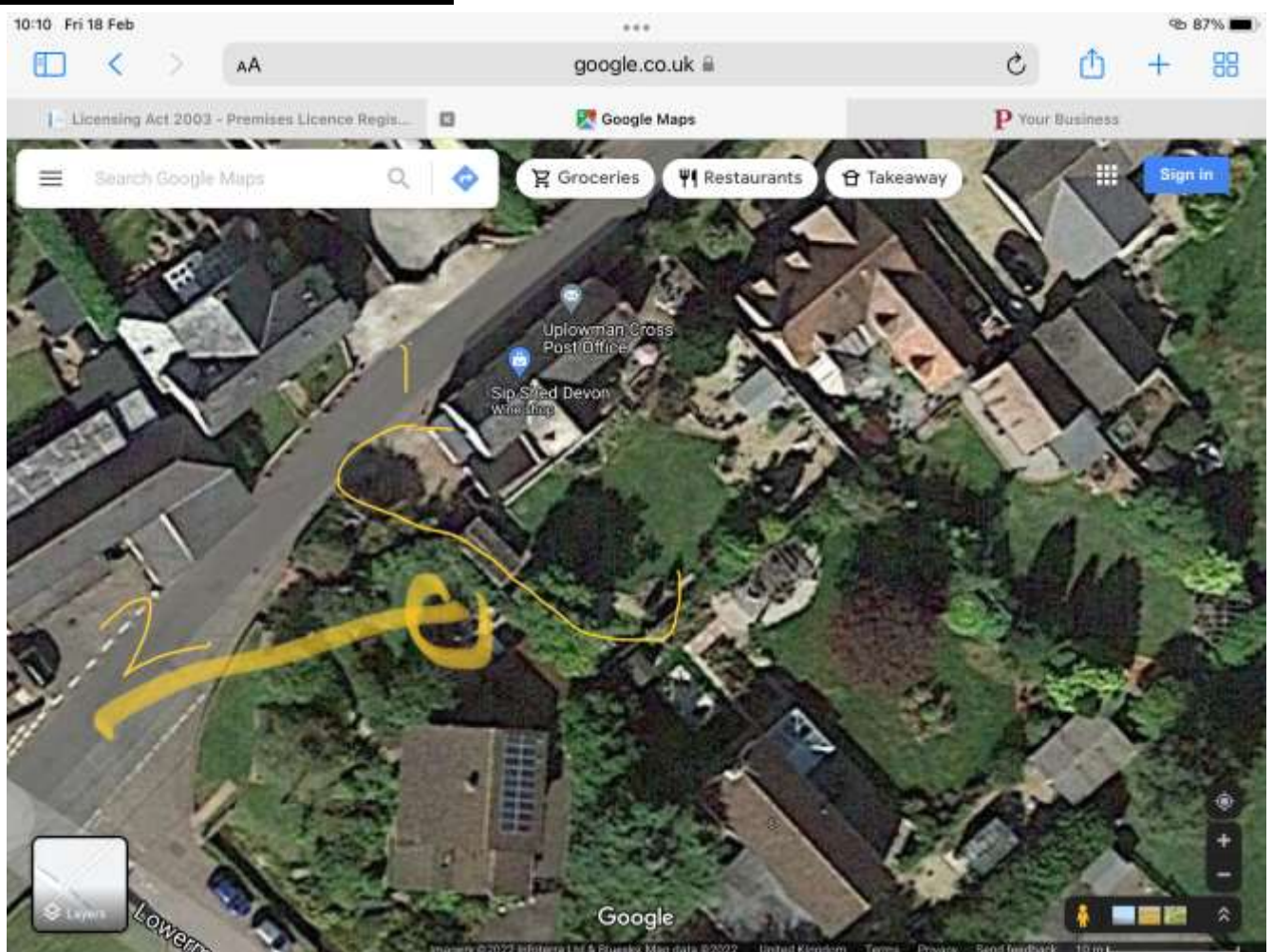
Richard and Janet Clark

Craigmoor House

Upplowman

Tiverton

Devon EX167DP



of our property and you may see that we are a matter of meters from the proposed siting of an outdoor drinking area: literally over the fence.

When the existing application was made we took a neighbourly view and did not object as we were led to believe that it was for the purpose of small groups of people tasting wines inside etc prior to purchase.

It seemed unreasonable to object, we all have the right to earn a living etc.

However the reality is a hosted drinking session which gets pretty lively and a considerable amount of alcohol is imbibed.

Fine for a lively City centre social scene but not sure for a small residential Devon village.

The bare fact is that our garden outdoor social area is directly adjacent to the proposed areas (see satellite image).

- 1) Proposed outdoor drinking area
- 2) Craigmoor House back garden and socialising area.

The outside space noise levels during last summer were already on the edge of acceptable, at times precluding “normal” conversation and necessitating us leaving the garden. This was, in fairness, for limited time and relatively small numbers so no objection was raised, however unpleasant- we tend to go for live and let live.

However with increased numbers, increased opening times and drinking alcohol, any furtherance of the model will effectively lead to a situation whereby we have next door neighbours having a party every night, especially as our observation and comments from neighbours and clients is that the current licence times are routinely ignored. Thus no evidence is available to suggest any new stipulations will be adhered to either.

Hence the proposed expansion would be a wholly unacceptable proposal ruining our quality of life and potentially reducing the value of our property (regarding which we are currently taking legal advice).

The further concern is parking.

Devon Highways have for many years expressed concern about parking and obstruction around Uplozman Cross.

There is little parking available around the site of the SipShed and the road is very narrow. Furthermore some customers take the option of abandoning the car and taking a taxi, the position of the car being usually OK in the evening but causing an obstruction next morning (as there is no driver) to agricultural and other larger vehicles, plus blocking our own entrance from time to time obstructing our entrance to which we have regular deliveries (for 3 days in one instance!).

This situation is not going to improve with an expansion of business.

There is a Village Hall car park which allows parking for the Pub and School as a concession, which I was involved in at the time as a Trustee (these are community assets) but I am unaware that this extends to private commercial concerns such as the SipShed and the car park is often not big enough for Hall events.

I hope that we have been clear in this matter and are happy to assist to clarify any matters arising.

Richard and Janet Clark
Craigmoor House
Uplozman
Tiverton

████████████████████

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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	
The name of the organisation / body you represent (if appropriate)	The Redwoods Inn
Postal address	
Email address	
Contact telephone number	

Name of the premises you are making a representation about	
Address of the premises you are making a representation about	

Your representation must relate to one of the four Licensing Objectives

Licensing Objective	Yes Or No	<i>Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary</i>
To prevent crime and disorder		
Public safety		
To prevent public nuisance		We did not make a representation to original application as we understood that all alcohol consumption would be taking place indoors and finishing at 9.30pm. We feel that this application to vary the licence, if approved, would make the Sipshed basically a pub. The outside space at the front of our pub is within 15m, and in direct line of sight, of the area proposed to be used for drinking. This, together with the proposed additional drinking hours is sure to create unacceptable noise and disturbance in this normally quite village setting. We are also concerned that customers will be tempted to wander between the two drinking venues again causing a public nuisance and difficult to police.
To protect children from harm		

		We consider the existing licence is fine as it is, so we suggest the application to vary it be refused
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Signed:

Date:

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	Mary Moore
The name of the organisation / body you represent (if appropriate)	Uplowman Parish Council
Postal address	Lower Beer, Uplowman EX167PF
Email address	
Contact telephone number	

Name of the premises you are making a representation about	Sip Shed
Address of the premises you are making a representation about	Crossway House, Uplowman, Tiverton, Devon, EX167DP

Your representation must relate to one of the four Licensing Objectives

Licensing Objective	Yes Or No	<i>Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary</i>
To prevent crime and disorder	No	.
Public safety	Yes	There are no pavements or lighting for those entering or leaving the property on a narrow road and walking the 100 m+ to the Village Hall car park. Extending the offer of the Sip Shed would attract more customers wanting to park a car. There is limited parking in the village close by and the crossroads is often restricted with parked cars with people who don't want to walk to the carpark 100m away. This both impacts the safe passage of cars and pedestrians crossing at the Crossroads and can impact access for emergency and large vehicles.
To prevent public nuisance	Yes	Noise outside will increase and affect three neighbours directly opposite and two directly adjacent to the open area where drinking is proposed. Anyone sitting outside will require outside lighting in the outdoor area causing light pollution in what is an unlit village and such light will directly impact the neighbouring properties.
To protect children from harm	No	

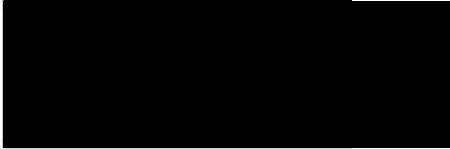
If you are making a representation	No outside drinking.
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against a new application or full variation, please suggest any conditions that could be added to the licence to remedy your representation (or other suggestions you would like the Licensing Sub Committee to take into account).

Retention of condition 12.
Removal of the garage area from the application.
Councillors support an extension of licensing hours to 11 pm for the existing cocktail proposition in its current licensed location.

Signed:

Date: 28/02/2022



Chair, Uplowman Parish Council

Please see notes on reverse

NOTES

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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 Martin Willis and Jackie willis
The name of the organisation / body you represent (if appropriate)	
Postal address	Swallows Mead Uplozman Tiverton Devon
Email address	
Contact telephone number	

Name of the premises you are making a representation about	Sip Shed Ltd
Address of the premises you are making a representation about	Sip Shed and Post Office ,Crossways House ,Uplozman ,Tiverton Devon

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	With longer hours and larger premisses right next to the public highway this will increase parking on very busy crossroads and increase the risk of traffic accidents ,
To prevent public nuisance	yes	Having a license to sale alcohol 7days a week and longer hours outside will increase the noise levels to the Village. The reason we moved to this village was because it was so quite
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:

[Redacted Signature]

Date:

28/02/22.

Please see notes on reverse

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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 T Milner
The name of the organisation / body you represent (if appropriate)	
Postal address	Broadview House, Updownman EX16 7DN
Email address	
Contact telephone number	
Name of the premises you are making a representation about	SipShed
Address of the premises you are making a representation about	Post Office, Updownman EX16 7DP

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	Existing condition 12 recognises that the outside area especially the garden is close to 3 other neighbours and would generate noise and nuisance from groups drinking. There is nothing to suggest that this condition could be relaxed. See Email attached or sent previously.
To protect children from harm	Yes	Children use the outside area for a tuck shop when leave school. The same area being asked to serve alcohol

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).	Change of hours and use of garden represents a major change so condition 12 should remain. It is not possible to limit numbers and any numbers would be a nuisance. Also the use of the garage space is too close to neighbours and not sound insulated
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Signed:



Date: 21/02/22

Please see notes on reverse

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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	Simon Kingston
The name of the organisation / body you represent (if appropriate)	—
Postal address	GULMOOR UPLOWMAN EX16 7DR
Email address	
Contact telephone number	

Name of the premises you are making a representation about	Sipshed, Updownman
Address of the premises you are making a representation about	Sipshed, Updownman

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		Concerned regarding parking on the crossroads in the village
To prevent public nuisance		Concerned regarding noise levels in the centre of the village
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:

Date:

1/3/22

Please see notes on reverse

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	JACQUELINE SIMMONS.
The name of the organisation / body you represent (if appropriate)	
Postal address	HOLLY HOUSE, UPLOWMAN EX16, 7DP.
Email address	
Contact telephone number	

Name of the premises you are making a representation about	Sip Shed L.T.D.
Address of the premises you are making a representation about	CROSSWAYS HOUSE UPLOWMAN, EX16, 7DP.

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	NO	
Public safety	NO	
To prevent public nuisance	YES	Please read attached paper.
To protect children from harm	NO	

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 Signature]

Date: 20 - 2 - 22

Please see notes on reverse

To Whom Concerned

I am very much opposed to the full removal of Condition 12 on the Sip Shed application no 026066.

I do object to the rear garden being used to serve alcohol during the evenings (7 days a week!) as this would have a detrimental impact on all the neighbouring properties due to excessive noise and light pollution caused.

An example is that our bedroom window is only a couple of metres from the Sip Shed rear garden so you can just imagine how intrusive this would be!

I have had a conversation with Mr Maclean and he has assured me that the rear garden will not be used for serving alcohol and because of this I feel that this should have been amended on the application.