

Date: 1 May 2025

**SENT VIA POST**

**FAO:**

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

Bellway Homes  
**South West**  
1<sup>st</sup> Floor  
2540 The Quadrant  
Aztec West  
Almondsbury  
Bristol  
BS32 4AQ

Dear Sir / Madam

**Shobrooke Park, Crediton - Application for a Premises Licence (Reference 030254)**

By way of introduction, my name is Sam Sowden Operations Director of Bellway Homes South West. As a preliminary point I am writing in connection with the above site at Shobrooke Park, Crediton and Showbitz Limited's proposals for a New Premises Licence to hold a number of events at this location.

**Background**

Bellway Homes acquired Land at Creedy Bridge, Crediton and secured Reserved Matters Approval (RMA) on 8<sup>th</sup> March 2022.

Bellway's proposals include the erection of 257 dwellings and up to 5 Gypsy and Traveller pitches; associated works in connection with 8.6ha of land to facilitate future Crediton Rugby Club and up to 1.1ha of land for future primary school; details of landscaping, public open space and other associated infrastructure and engineering operations and access and highway work following outline approval 17/00348/MOUT.

At the time of writing, good progress is being made on site with the construction of main infrastructure underway and development of housing.

**Current Position**

Bellway Homes development site at Land at Creedy Bridge, Crediton is located approximately 5-minute walking distance to Shobrooke Park where the proposals are being put forward.

I wanted to take the opportunity to outline a few areas that may warrant closer attention or further consideration, to ensure successful outcomes and mitigate potential concerns of future residents living or purchasing new homes at our development site.

*Concerned Area 1 – Noise Disturbance*

There are uncertainties regarding the impact of noise arising from the proposals at Shobrooke Park given the proximity to our development site. We understand that the proposals include

sound systems which could be operational between the hours of 10:00am and 04:00am depending on the nature of the event. Furthermore, we understand the proposals require capacity for mass amounts of people.

Bellway therefore recommend that a more detailed assessment to confirm any noise implications arising from the development proposals during the operational hours is undertaken (if not done so already). This would enable a robust assessment of impact to future and existing residents to be concluded. By undertaking the above works or not permitting the New Premises Licence until the outcome is known, this will enable noise impacts to be fully accounted for before the proposals can be permitted.

#### *Concerned Area 2 – Engagement with Residents and Addressing Concerns*

We understand that existing residents have raised concerns with the proposals. Bellway recommend engaging with key stakeholders and the community further to provide additional insights and highlight considerations that may not yet been addressed.

For example, there is concerns that such events could result in potential risk to the park's condition if adequate precautions are not taken. Given the expected footfall and nature of activities associated with the event, there is possibility that the grounds, facilities and general environment of the park could be left in an undesirable state. This could not only affect the appearance of the grounds and useability of the space, but it would result in significant cost and time restoring to its original condition.

Therefore, Bellway recommend that if not provided already, until such time further clarifications are provided by the applicant, that the grant of the New Premises Licence isn't permitted until measures have been fully considered to safeguard the park, including appropriate site management, post event clean up responsibilities and possible restrictions on high impact activities.

#### *Concerned Area 3 – Marketing and Sales*

Whilst Bellway understand the proposals may have certain merits and community advantages, it is a concern that the type of proposal e.g. the amount of mass people in attendance and the lateness of proposed events could result in noise implications. This could have a negative impact on the marketability of properties being sold by Bellway. The nature of the event proposed may affect buyer perceptions and could present challenges in selling the homes, given our sites close proximity to Shobrooke Park. The consequence is that such proposals could influence the sales trajectories of the site.

#### *Concerned Area 4 – Traffic and Parking Issues*

Bellway would also like to raise concerns over increased visitor numbers in the locality. For proposals of such mass, with limited parking available at Shobrooke Park, this has the potential to result in obstructed access on the local highway network. As such, until such time a solution for parking and visiting routes is provided, Bellway recommend the proposals are not permitted to ensure safety to the local highway network.

#### *Concerned Area 5 – Security and Safety Risks*

It is fully appreciated that it is an impossible task to control individuals' behaviour, a general point I'd like to make is to ensure consideration is given to anti-social behaviour. Large gatherings may bring concerns about anti-social behaviour, vandalism or general safety – particularly where alcohol is involved.

*Concerned Area 6 – Impact on Wildlife*

Consideration (if environmental information hasn't yet been provided), should be given to the impact on pets and wildlife – noting that noise and crowds can distress and disrupt animals and species particularly during nighttime hours.

**Conclusion**

I understand the date for representations closes on 16<sup>th</sup> May 2025. As such, given the matters raised above, it is respectfully requested that the Licensing team reviews the relevant points to ensure that residential amenity is safeguarded and considerations to the environment is fully accounted for. It would also be helpful to understand what conditions will be applied around noise control, clean up responsibilities and frequency limits to help preserve the park for all users. If such information hasn't been adequately assessed, it is recommended that a decision is delayed until the outcome is known.

Yours faithfully

**Sam Sowden**  
**Operations Director**  
**Bellway Homes South West**

Caroline Prouse

[REDACTED]

Cheriton Fitzpaine,

Crediton, Devon EX17 [REDACTED]

Mid Devon District Council,

Licensing Department

Phoenix House,

Phoenix Lane,

Tiverton, Devon EX16 6PP

24<sup>th</sup> April 2025

**RE: Licensing Act 2003 - Premises License Register as at 11:12 on 24 April 2025**

**Open application 030254 which is a New Application for Premises License with Alcohol**

Dear Sir/Madam,

I am writing to formally object to the application for a new premises licence submitted by Showbitz Limited (Applicant: Chris Davis) for Shobrooke Park, submitted on 17 April 2025. As a resident of the local community, I wish to raise serious concerns regarding the significant adverse impact the granting of this licence would have on the wellbeing, peace, and safety of local residents and the surrounding environment.

### **Impact on Local Community and Vulnerable Populations**

Shobrooke Park is a tranquil, historically significant green space that is regularly enjoyed by the local community for walking, fishing, and recreation. The proposal to hold up to 10 large-scale events per year, with some extending until 4:00 AM, is deeply troubling. Of particular concern is the proximity (less than 100 metres) to a local nursing home, which houses vulnerable residents whose health and wellbeing could be seriously compromised by loud, amplified music, increased foot traffic, and associated disturbances.

The cumulative effect of multiple high-capacity events—potentially drawing up to 9,999 attendees—poses a direct threat to the mental and physical comfort of nearby residents, including elderly individuals, families with children, and those with sensory sensitivities. Not to mention detrimental impact upon livestock and damage to property adjacent to the venue.



### **Noise, Litter, and Environmental Degradation**

While the applicants have acknowledged the need for Noise Management Plans and external sound monitoring, the proposed licensing hours (up to 04:30 daily) are excessive and unnecessary for a location within a quiet rural community. Even with noise mitigation measures, the very nature and volume of the proposed events will result in considerable noise pollution, especially during late-night and early-morning hours.

Additionally, increased footfall and vehicular access will inevitably result in increased littering, strain on local waste services, and potential degradation of the park's natural environment, including its lake and wildlife. While the application refers to toilet and water provisions, no assurances have been given on the responsible handling of waste disposal post-event.

### **Traffic and Public Safety Concerns**

The influx of thousands of attendees—whether transported by bus, taxi, or private vehicle—will overwhelm the local infrastructure. The nearby roads are not designed to accommodate such high volumes of traffic, leading to safety risks for pedestrians, congestion, and disruption to local routines. While a traffic plan is mentioned, this is insufficient reassurance without specific guarantees about vehicle numbers, off-site parking, and emergency access routes.

### **Lack of Community Consultation and Transparency**


It is concerning that there appears to have been no meaningful engagement with the local community prior to this application. For such a substantial expansion of activity on a previously low-impact site, local residents should have been consulted and their views meaningfully considered in advance of this submission.

### **Conclusion**

While community events can bring vibrancy and social value, the scale, frequency, and nature of the proposed activities are incompatible with the character and capacity of Shobrooke Park and its surrounding community. I respectfully urge the Licensing Authority to refuse this application in its current form, and to encourage the applicant to engage more deeply with the local community to seek a revised and more balanced approach.

Thank you for your attention to this matter.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

**Caroline Prouse**

1 of 2

**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 DISTRICT COUNCIL
Your Name:	MR. C. A. CLIFFORD
Job Title:	RETIRED ENGINEER (Professional)
Postal address:	[REDACTED] Fairfield Road, Crediton, Devon EX17 2 [REDACTED]
Email address:	[REDACTED]
Contact telephone number:	[REDACTED]

**2. Premises details**

Name of the premises you are making a representation about:	SHOBROCKE PARK
Name of the applicant:	Showbiz Limited
Address of the premises you are making a representation about:	Shobrooke Park, Shobrooke, Crediton, Devon

**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 <b>MUST</b> 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	No Police present in Crediton & when called have to come from Exeter
Public safety	YES	Infra-structure can not handle large number of people. Anti Social behaviour
To prevent public nuisance	YES	Unreasonable hours, drunk people, noisy people, leading to anti-social behavior, also drug distribution!
To protect children from harm	YES	Children will be at risk and given a bad example of being responsible!

**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.	Do NOT GRANT THE LICENSE.	
If the applicant agrees to the amendments you have set out in the box above, would you be willing to withdraw your representation?	<del>Yes</del>	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.	This area is not suitable for large number of people attending an event as the residents are use to the quite of the country!	
Any additional information?	People near Shalbrooke Park, Crediton do not want a Glasonbury events on their doorsteps.	

Signe

Date: 30th April, 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](mailto: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:

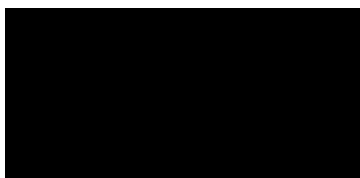
Date:

<b>Licensing Objective</b>	<b>Yes Or No</b>	<b>Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary</b>
<b>To prevent crime and disorder</b>	Yes	<p>Alcohol sale - with the legal sale of alcohol in such a rural location we will see an increase in antisocial inebriated behaviour, noise and litter in both the park and surrounding areas.</p> <p>Festivals attract a variety of individuals including drug dealers leading to further illegal activity and antisocial behaviour.</p> <p>The Police already struggle with the antisocial behaviour on the Crediton High Street by the Bank so will likely mean more investment in cost and time for the town to be supervised / managed.</p>
<b>Public safety</b>	Yes	<p>As Shobrooke Park is a rural location, with no night buses or trains, there will be a higher risk of drink driving causing further risk to public safety especially with the draw of a 24 hour Macdonalds locally to the venue. The last bus from crediton to Exeter is at 22.30, the same with the train, meaning that those commuting to the festival for the day will likely drink and drive.</p> <p>The litter from such events (see all music festivals from Glastonbury to Reading for the impact this has) poses a threat to children and animals who enjoy the park from broken glass, left over drugs and alcohol etc.</p> <p>The Road infrastructure is not suitable for events – it is all small lanes with limited or no pavement risking pedestrians who walk to Shobrooke Park including those at Creedy View Care Home, specialising in those with special needs, who are walked by their carers along these lanes.</p>
<b>To prevent public nuisance</b>	Yes	<p>Consideration of the affects regular events will have on nearby residents including the residents of Crediton Town, the new residents of Libbets Grange just 400 yards from the park and the Creedy View Care Home less than 200</p>

		<p>yards from the park, farmers, or the many people that enjoy the beautiful park including children, dog walkers etc. including:</p> <p>Noise – Crediton Town is in a valley and all noise travels through (including the sound of a motorbike travelling along the A377 through town). We are already disturbed and inconvenienced by the noise (music, fair ground and people) from the annual Enchanted Garden Ball for Exeter University Students which is held there which goes on until late. To monitor noise will obviously cost additional money for the council during events and to have a hotline / email address for residents to make complaints or report concerns from residents which may require immediate action – including calling out the police.</p> <p>This is a very agricultural parish and on any day there can be up to 100 tractor movements and, during harvest season that figure will double.</p> <p>With the increase in traffic for 'festival' traffic this will significantly impact those who commute and the many lorries who travel daily (Crediton Milling and others).</p>
<b>To protect children from harm</b>	Yes	See above regarding litter, antisocial inebriated behaviour, drugs, drink driving risks and the noise disrupting both children and adults.

<p><b>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).</b></p>	<p>Hours to be 11am – 11.30pm on a Friday and/or Saturday.</p> <p>Hours to be 11am – 10pm on a weekday &amp; Sundays.</p> <p>Retain the current maximum capacity at 7,500 people.</p> <p>A maximum of 4 events per annum.</p> <p>Formal limit of the 'event' the length of time to a maximum of 2 days with no 'pre-event' options i.e. camping, like at Glastonbury and Reading where you can turn up a day before to camp ahead of the festival start.</p> <p>Further the timings above for noise are in line with Reading Festival as an example of an event in the centre of a city / town which must reduce noise after 11.30pm. This will obviously cost additional money for the council to monitor noise levels during events and to action any complains or reports of concerns from residents.</p>
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Signed:



Date: 08/05/2025

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

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

## Shobrooke Park

Shobrooke Park, Crediton, Devon, EX17 1DG

### Open application 030122 which is a New Application for Premises Licence

#### Applicant(s)

Full Name	Showbitz Limited
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I am writing to make representations re the Showbitz application for Shobrooke Park.

I am a Crediton resident who makes frequent use of the lanes local to Shobrooke – usually by bike – and am a frequent visitor to Shobrooke Park.

The lanes around Shobrooke cannot cope with the amount of anticipated traffic for such large events held many times throughout the year and no account has been made of the inevitable increased traffic in the area from the large Libbetts Grange development currently under construction just across the road from Shobrooke. Also there is a care home just opposite the park where vulnerable residents frequently walk the lanes with their carers and heavy traffic could be a danger for them.

The current annual arrangement relies on a voluntary one-way system which local residents appear to accept on the basis of it being once a year but with up to 10 big events each year and much of these coming by car, this co-operation is likely to break down.

The current annual event with Exeter students is seemingly unlicensed but the new events will see alcohol on sale (on and off the premises) throughout the day until 04:00 so the nature of the events are likely to change in terms of being much noisier with the risk of public disorder.

The application refers to access improvements already made by the landowner. What are these other than a pointless short path leading to a gate unfenced on either side (so also pointless) at the main public entry point? This looks like a box-ticking exercise with no indications as to where the car park will be situated and with what access. The application has been left deliberately vague on these key points in my opinion.

Given the size of these events, local residents must assume that pedestrian access is likely to be limited on many days of the year when these events are on and being set up and taken down.

This application does not seem to warrant the likely disruption to local people, some of whom are vulnerable, and a cursory inspection of the local infrastructure would show that this agricultural area is the wrong place to be holding massive public events on a regular basis. There is no overriding public need for this application as other existing venues suitable for such events already exist in the Exeter area with better road access.

I urge the authority to dismiss this application.

John Everitt

Peoples Park Road

CREDITON, Devon EX17 2





PETER + LIZ ZEALLEY

LOWER COOMBE LOTTAGES

SHOBROOKE

CNESTON EX17

Dear Sir/Madam

Re: Licence Application at Shobrooke CNE

We object to the licensing application on the following grounds:-

1. ADVERSE IMPACT OF NOISE ON LOCAL HUMAN POPULATION. I SLEEP 10pm - 4am!
2. IMPACT OF NOISE ON LOCAL WILDLIFE - BIRDS, GEESSE, DEER, BATS, DOORMICE
3. PLASTIC AND OTHER LITTER IN LANES AND FIELDS A DANGER TO WILD AND DOMESTIC ANIMALS
4. TRAFFIC - TIVERTON ROAD, ROADS THROUGH CNESTON AND LOCAL LANES ARE NOT DESIGNED FOR THOUSANDS OF CARS. BLOCKED ROADS WILL BLOCK ACCESS FOR EMERGENCY VEHICLES
5. TIMING. 4am is TOO LATE, 1am MAX. SOME OF US HAVE TO SLEEP.  
- ONE DAY EVENTS ONLY - NO OVERNIGHTS
6. LACK OF INFRASTRUCTURE - NO PARKING, TOILET OR LANDING FACILITIES
7. NUMBERS - 10,000 IS TOO MUCH - 1,000 MAX, IF AT ALL.

Shobrooke is a peaceful, country area. This application is totally inconsiderate to locals + wildlife and inappropriate to the area.

Yours Faithfully



# 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	LIZ ZEALLEY
The name of the organisation / body you represent (if appropriate)	—
Postal address	LOWER COOMBE COTTAGES, SHOBROOKE CREDITON EXIT 1
Email address	
Contact telephone number	
Name of the premises you are making a representation about	SHOBROOKE PARK
Address of the premises you are making a representation about	SHOBROOKE PARK EXIT 1 DB

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	✓	NOISE POLLUTION ENVIRONMENTAL DAMAGE TOO MANY PEOPLE + CARS LATE IS UNREASONABLE
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).	LIMIT TIME TO 12am. LIMIT PEOPLE + CAR NUMBERS FINE OWNERS OVER LITTER DAMAGE
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Signe

Pleas

Date: 10 / MAY 2025

# 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	PETER ZEALLER
The name of the organisation / body you represent (if appropriate)	—
Postal address	LOWER LOOMBS LOTTAGES SHOBROOKE EX17 1
Email address	
Contact telephone number	

Name of the premises you are making a representation about	SHOBROOKE PARK
Address of the premises you are making a representation about	SHOBROOKE PARK EX17 1DB

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	✓	LOUD NOISE BEYOND 12AM IS SOCIALLY UNACCEPTABLE TOO MANY PEOPLE TOO MUCH TRAFFIC ON ROAD AND LANES NO PARKING NO INFRASTRUCTURE IMPACT OF LITTER ON WILDLIFE
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).	LIMIT NUMBERS TO 1000 + CARS TO 500 FINISH 10M AT LATEST. GIVE UP ON THIS AS IS TOTALLY INAPPROPRIATE FOR THIS AREA. BUILD A DUAL CARRIAGEWAY TO SHOBROOKE.
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Signed:

[Redacted Signature]

Date: 11 MAY 2025

Please

Below please find my outlined objections to the proposed license at Shobrooke Park. This email supercedes my earlier one which has been put to one side because there was an irregularity in Showbitz's original application.

The application: It is stated that there will be ten events held 'throughout the year' with only two of them being held over three days for a maximum attendance at each event of 9,999 (e.g. 10,000 people). The license application is to run from 10.00am until 4.00am the following day, consecutively.

My observations on this application: It is highly unlikely any event will be held over the winter months of October to March. Whilst on their website Showbitz might claim they have done work for Exeter Cathedral, I see this as no more than an attempt to legitimised their activities.

To all intents and purposes this application at Shobrooke Park would appear to be to stage 'raves' or the equivalent. The EIGHTEEN HOUR ALCOHOL license application, which could run consecutively over three days, should be enough to comprehend the intentions of Showbitz.

Does their application indicate in any way what events they propose?

My Objections to this application:

1. Residential Care Home: There is a special needs residential care home not 200 yards from the front gate of Shobrooke Park. Patients often walk with their carers on the narrow lanes here.

2. New Residential Housing Development: A new residential housing development is under construction again not 400 yards from Shobrooke Park. It is unlikely these or other existing residents would welcome the activities or sound of 10,000 people at 4.00am.

3. Tractor movements: This is a deeply agricultural area. On any day there may be as many as 100 tractor movements within the small lanes of the parish. In silage/harvest/hay harvest/corn drilling (eg March to September) that figure would double.

4. Shobrooke Park as dog walking facility: Access to dog walkers (for which I understand the owners of Shobrooke Park are paid) would presumably be denied during the 'events'.

5. Canada geese: There is a twice daily migration of Canada geese from Powderham Castle to Shobrooke Park. This routine would be severely disturbed.

6. Road Infrastructure: With the exception of the Crediton to Tiverton Road, all other access to Shobrooke Park is via small lanes. The Crediton to Tiverton road is a main artery for lorries (e.g. Crediton Milling) and commuters who would be deeply impacted by any festival traffic.

Many thanks

Rory Knight Bruce





## Letters to the Editor

Share your views: editor@c

### ONE OF THE IMAGES WAS MAMHEAD HOUSE

THE Country House shown on the right hand page of your unidentified photographs in last week's Crediton Courier is Mamhead House, one of the finest country houses in South West England.

It is situated in a prominent position at the end of the Haldon Hills and with commanding views along the East Devon coastline.

It was built in 1833, replacing a much older house on the Estate, for Robert Newman, MP for Exeter and designed by the great late Victorian architect Anthony Salvin, a pupil of Nash and highly influenced by Pugin.

At 37,437 square feet it must be one of the largest residential properties in Devon.

As an estate agent with Strutt and Parker in Exeter I had the privilege of selling Mamhead House in 1988 for a private family, who had leased it to Dawlish College a school for challenged young boys.

I then sold it again on two subsequent occasions, firstly for an eminent local businessman who had used it for his offices and then for a private owner to an overseas purchaser.

I trust that this information is of interest and helpful to you.

**Robin Thomas**  
East Raddon  
Thorverton

### OBJECT TO SHOBROOKE PARK BECOMING 'GLASTON- BURY'-LIKE FESTIVAL SITE

A LOCAL man has written the following letter to Shobrooke Parish Council concerning a proposed licensing application at Shobrooke Park.

The letter reads:

"I write with considerable alarm at the proposed licensing application by an entertainments company, Showbitz, to hold up to 10 events a year (in reality they are likely to be between April and September) at Shobrooke Park.

The application is for up to 10,000 people and a license to serve alcohol between 10am and 4am the following day with at least three proposed events to be



A photograph of Mamhead House, Exeter, taken more recently.

held over three days.

No indication as to what type of event is given but it would not take a genius to work this out.

Whilst such 'events' bring little to the local economy (think Glastonbury) they come with significant worries to the local, working and farming community.

Let me be specific in my objections:

1) Creedy View Care Home, specialising in those with special needs, is not 200 yards from the main gate of Shobrooke Park. Often those in care are walked by their carers on these narrow roads.

2) Residential Housing: The new residential housing development under construction is 400 yards from the edge of Shobrooke Park.

3) Tractor movements: This is a deeply agricultural parish. On any day there may be up to 100 tractor movements and, during harvest times (May to September) that figure will double.

4) Dog Walkers: At present there is a (presumably commercial) arrangement for dog walkers to come into Shobrooke Park. They would, one assumes, be denied access on 'event' days or weekends.

5) Road Infrastructure: With the exception of the Crediton

to Tiverton road, all other roads accessing Shobrooke Park are small lanes. The Crediton to Tiverton road is a busy arterial route, used daily by many lorries (Crediton Milling and others) and commuters. All would be severely disrupted by any 'festival' traffic.

This licensing application is due to be heard on April 11.

I would urge anyone who has any doubts about its benefit to contact the Shobrooke Parish Council, Mid Devon District Council (licensing department) and Mel Stride MP."

**Rory Knight Bruce**  
Address Supplied  
Crediton

### HELP SHAPE THE FUTURE OF CREDITON FOODBANK!

WE are excited to share that Crediton Foodbank is planning a new initiative — The Pantry — a progressive and community-focused approach to supporting local people facing food insecurity.

We are following similar initiatives seen across the UK that have seen promising success.

As part of our ongoing commitment to finding innovative, sustainable solutions, The Pantry will offer more choice and dignity to clients who are ready to take

## 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: Stephanie Allen

The name of the organisation / body you represent (if applicable): N/A

Postal Address: [REDACTED] High Street, Crediton, Devon, EX17 3 [REDACTED]

Email address: [REDACTED]

Contact telephone number: [REDACTED]

Name of the premises you are making a representation about: Shobrooke Park

Address of the premises you are making a representation about: Shobrooke Park, Crediton, Devon EX17 1DG

I would like to object to the following application 030254 based on the following objections.

To prevent crime and disorder:

Yes

- ☐ I am confused as to why an entertainment management company is applying for the license rather than the venue (Shobrooke park already has a license (without alcohol) in place) or why the operating bar company haven't applied themselves as they will be the people responsible for the sale of the alcohol (both in a physical and monetary sense). How can the applicant ensure an unnamed third party they hire in will be responsible with ensuring the safety of all at the venue & the surrounding area. What have they put in place appropriate actions/conditions?
- ☐ The applicant states that organisers will arrange/ attend SAG meetings if requested, this should be a given condition with the first meeting being 6months prior to the event date which is the fairly standard timeframe for other venues, especially when the applicant expects by 2027 to have one of the events to have 9999 bodies on site (granted this is made up of consumers and staff)
- ☐ Furthermore to the applicants SAG timeframe this would be insufficient timeline as SAG should happen before application to Devon County Council for TTRO. According to Devon County Council TTRO needs to be made three months prior to an event date as

applications take ten weeks to process. And events would not fall under any criteria for being able to apply for an emergency TTRO/TTN. Even if Devon County Council deem that the event does not need a TTRO a three month notice still needs to be given for it application to be considered/reviewed.

Public Safety:

Yes

- ☐ I feel the 4am finish time is inappropriate, this based on the (excluding nightclubs) there are no other established local venues with such an long timeframe Westpoint Arena, Exeter racecourse, Exeter Castle etc which stop at 1pm with the occasional license application to 2pm.
- ☐ If Westpoint can finish a concert prior to midnight with some big headliners, then I am failing to see the reason behind the 4am finish
- ☐ Furthermore the applicant has stated they are not planning on running any event later than 2.30am, surely this is when the timings should finish when the licensable activity has finished, this doesn't mean all occupants need to be off site.

To prevent public nuisance:

Yes

- ☐ Light & noise pollution to 4am will not only affect the residential surrounding area (existing and new builds) but also the unesco biosphere of which Dark Skies is apart of.
- ☐ If an event has 7500 consumers that is a minimum of 75 coaches (based on 100 seater coach) attending site, not only would this cause disruption to the highway but also when the coaches leave the elevated noise level of them all disbursing in their various directions of travel.
- ☐ With the opening of the new McDonalds which is 24hrs, unless transportation is given the strictest no go to stop there. The site could get overrun/overcrowded. Which incidentally is next to a main road and a train track, near a 24hr Asda shop/fuel station and anyone who knows the area will know of the 24hr milk parlour/vending machine next to Mole Avon.

To protect children from harm:

Yes

- ☐ As stated above the residential children will incur disruption to sleep with the light and noise pollution.
- ☐ If you are only able to arrive/leave via coach how are under 18's attending the event to be supported should the need arise for them to leave site (non emergency)

Signed:



Date: 16th May 2025



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

12 May 2025

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

Dear Sir/Madam

**Application: 030254 by Showbitz Limited**  
**Premises: Shobrooke Park, Crediton, EX17 1DG**  
**Our client: Crediton Care and Support Homes Limited**  
**Representations: in objection to the Application**

## Background

We act for Crediton Care and Support Homes Limited. This representation relates to our client's operations in Creedy Court and Woodleigh, Shobrooke (the **Property**). Our client is regulated by the Care and Quality Commission (**CQC**) and provides the following 24-hour residential care services at the Property:

- Accommodation for persons who require nursing or personal care
- Caring for adults over 65 yrs
- Caring for adults under 65 yrs
- Learning disabilities
- Mental health conditions
- Physical disabilities

More information on our client's service range can be found on its website<sup>1</sup>. In summary, Creedy Court is a multidisciplinary residential care home providing accommodation and personal care for up to 18 people with complex care needs. This means disabilities as well as medical needs, including end of life care needs.

The Property is spread out across two annexes (each for one person) and two further sections of the building called Westleigh (for up to six residents) and Eastleigh (for up to ten residents). The Property is accessed from the road approached from Creedy Bridge (A3072). This is the only route for emergency access to the Property. The Property has

<sup>1</sup> <https://autismcare.co.uk/facilities-services/>

limited on-site parking. The Property requires 24/7 emergency access. This is a CQC requirement and a contractual commitment with Devon County Council and relevant health authorities.

These operational details are provided upfront, to help substantiate the grounds of representation **in objection**, set out in this letter.

Our client is required to continually assess, manage and monitor risk and the safety of its residents. The Application causes our client serious operational concerns, and our client is dutybound to lodge this representation with Mid Devon District Council as Licensing Authority.

### **The Guidance**

This representation has been prepared having regard to the Home Office guidance issued under section 182 of the Licensing Act 2003 (February 2025) (the **Guidance**). Section 4 of the 2003 Act provides that, in carrying out its functions, the Licensing Authority must have regard to the Guidance.

The Guidance encourages greater community involvement in licensing decisions and encourages Licensing Authorities to give local residents and businesses the opportunity to have their say regarding licensing decisions that may affect them. This representation has been prepared with this inclusive, overarching objective in mind.

### **No Prior Consultation**

The Guidance states at paragraph 9.3:

*Applicants should be encouraged to contact responsible authorities and others, such as local residents, who may be affected by the application before formulating their applications so that the mediation process may begin before the statutory time limits come into effect after submission of an application*

**With regret, this process of prior contact/consultation has not happened.** There has been no prior consultation with our client about the Application – **even though this is an application which was ‘restarted’ due to validation errors in the application as originally submitted.**

### **Relevant Representation**

In formulating this representation, our client has had regard to the following licensing objectives:

1. prevention of crime and disorder;
2. public safety;
3. prevention of public nuisance; and
4. protection of children from harm.

Our client considers that the Application comes into conflict with at least objective no. 3, but likely also objectives 2 and 4, for the reasons set out in this letter.

### **Licensable Activities**

The Application seeks permission for:

- a performance of a play
- an exhibition of a film
- a performance of live music
- any playing of recorded music
- a performance of dance
- entertainment of a similar description to that falling within a performance of live music, any playing of recorded music or a performance of dance
- provision of late-night refreshment
- the supply of alcohol,

the “**Licensable Activities**”.

The Application seeks permission to carry out the Licensable Activities between 9:00 to 04:30 – using the 24-hour clock, meaning until 04:30 in the morning (the **Licensing Hours**).

The range of Licensable Activities is incredibly broad and includes the supply of alcohol on and off the premises between 10:00 and 04:00 Monday to Sunday. The Licensing Hours are also extremely permissive. The Applicant describes this as a “cover-all” Application.

We note that the scale of the proposed events is significant. The Applicant states that a theatre event would be capped at 400 participants whereas the annual Enchanted Garden Ball event is projected to grow up to 9999 participants by 2027.

The breadth of Licensable Activities, Licensing Hours and indicative scale of events covered by the Application causes our client significant and justified concern, for the reasons set out in this letter.

### **Proposed Limitations and Conditions**

The Applicant offers to limit the Licensable Activities to 10 events a year, with no events lasting longer than 3 days (except potentially theatre performances and plays etc.).

The Applicant also proposes to employ sound engineers to ensure sound levels are kept to a “reasonable volume”, with amplified events or those running beyond 22:00 being subject to a “noise management plan”, and with events of 5000+ capacity subject to professional monitoring. (We note that the Application later suggests that sound levels would be professionally monitored for events of 2500+, so it is not clear which threshold applies; this should be clarified before determination).

In terms of conditions, the Applicant is offering conditions requiring an Events Management Plan (including a Noise Management plan) and a Crowd Management Plan, amongst other mitigation measures designed to achieve compliance with health and safety, fire risk and wider staff and attendee welfare considerations.

Our client’s position is that these proposed limitations and conditions do not go far enough. In practice, even 10 events a year of the types and at the capacities proposed in the Application could mean all year-round nuisance to our client’s sensitive and important operations at the Property and to other residents and businesses in the locality.

Our client remains of the view that despite the proposed limitations and conditions, the Licensable Activities and Licensing Hours are wholly inappropriate for the locality, for the reasons set out below.

### **Detailed Objection on Public Nuisance Grounds**

The Guidance states at paragraph 9.4 that (our emphasis added):

*... a representation by a business person that nuisance caused by new premises would deter customers from entering the local area, and the steps proposed by the applicant to prevent that nuisance were inadequate, **would be relevant**.*

On this basis, we consider our client's concerns to be highly relevant to the determination of this Application.

The starting point is that the Licensable Activities and Hours of Operation represent a significant departure from the annual May Ball event described in the Application (the baseline for disruption and disturbance). Our client has endured the operational interference and disruption caused by this single large event, with managed flexibility. However, we would like the Licensing Authority to be aware that this event has not taken place without incident or inconvenience or jeopardy for our client. For example, people attending the Ball have used our client's car park to park their vehicles and exhibited antisocial behaviours in the vicinity of the Property (including relieving themselves in our client's car park).

The range of Licensable Activities, including the supply of alcohol on and off the premises Monday to Sunday between 10:00 and 04:00, would intensify and amplify the previously suffered access, amenity, security and environmental impacts beyond levels which are tolerable or reasonable.

In summary, our client's position is that the Licensable Activities would:

- Give rise to **adverse traffic and parking issues** which would impede the effective and safe operation of our client's business at the Property
  - Staff, visitors and emergency vehicles need 24/7 access to the Property; staff work on up to 5 shifts in a day
  - These traffic and parking issues would not be adequately resolved by a one-way system or traffic marshals employed to steward individual events
  - The one-way system proposed is likely to conflict with our client's own emergency plan – as noted above, there is only one access to the Property; what happens in an event of emergency at the care home?
  - The proposal of an on-site carpark is particularly worrying – our client notes that the current annual event does not permit any on-site parking, but this is clearly not sustainable for the level/frequency of events proposed, especially if the supply of alcohol is permitted
  - Where would this on-site car park be located and how would it relate to the access to the Property detailed above?

- **Obstruct the emergency access to and from the Property**, which are required to be maintained 24-7, again impeding the effective and safe operation of our client's business at the Property
- **Give rise to noise at volumes and frequencies that would cause unreasonable disturbance and interfere** with the effective and safe provision of care services at the Property

Our client is, with good reason, concerned about the additional risk factor presented by the proposed supply of alcohol for consumption on and off the premises. The behavioural consequences of drinking will invariably make the parking, traffic management, noise control and other security and amenity issues relating to the Licensable Activities much harder to control effectively.

The Applicant states that the "safe capacity of the site", "exit flow rate" and "occupancy levels" will be worked out together with the Safety Advisory Group (**SAG**). Our client's position is that **none of these matters can be properly determined without first assessing our client's operational needs at the Property**. Would our client be part of the SAG, if the Application is permitted? They absolutely need to be involved in the process, if the Application is permitted.

For events of 5000+ in capacity, the Applicant states that "full paramedics and ambulances will be available should the approved Emergency Management Plan deem them necessary". Our client's position is that the Licensable Activities are likely to disable our client to comply with its own emergency management plans.

As explained above, our client is providing care to vulnerable children and adults which requires a generally tranquil and peaceful operating environment. Preserving uninterrupted safe access to and from the Property for staff, clients and emergency services is a CQC requirement.

### **Public Safety and Protecting Children from Harm**

Our client is concerned that the scale of events combined with the supply of alcohol for consumption on and off the premises will invariably exacerbate security and safety issues endemic to large public gatherings. Overall, the Licensable Activities make for a generally volatile and insecure environment, incompatible with the delivery of care services to vulnerable young people and children who need routine, peace and quiet.

### **Planning**

Paragraph 9.45 of the Guidance provides:

*Where businesses have indicated, when applying for a licence under the 2003 Act, that they have also applied for planning permission or that they intend to do so, licensing committees and officers should consider discussion with their planning counterparts prior to determination with the aim of agreeing mutually acceptable operating hours and scheme designs*

The Council in its capacity as local planning authority has confirmed that permitted development rights are available for events which are not held for more than 28 days in a calendar year. It is not entirely clear whether the events covered by this Application, looked at cumulatively with other events held on the premises, would be limited to 28 (or fewer) days in a calendar year. The Applicant states:

*Of these 10 events, no more than 2 would be 3 days and 8 would be 1 day. (a 1 day event can span midnight. i.e. 10am – 2am counts as 1 day for the purposes of this application). No event would last longer than 3 days.*

However, the Application also refers to a “current licence held by the landowner for their own events”.

If the events organised by the landowner are being held on the same premises as covered by this Application, the total number of events could well exceed 28 days in a calendar year and take the use outside of the scope of permitted development rights. Clarification should be obtained from the Applicant on this point.

The Application should not be approved unless and until the Licensing Authority has satisfied itself that the Licensable Activities are permitted in planning terms.

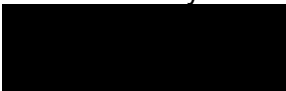
## **Conclusion**

In summary, our client has serious and justified concerns about the nature, duration and character of the Licensable Activities during the proposed License Hours, and their effect on its ability to deliver safe and effective services at the Property. The Licensable Activities give rise to traffic, parking, noise and other effects which are disproportionate and unreasonable to all persons living and working in the area, especially our client. The Licensable Activities could bring our client in conflict with its legal and other commitments to the CQC, Devon County Council and wider health authorities. Furthermore, they are likely to cause tremendous disruption to individuals who require routine and tranquillity.

Our client is not persuaded that their concerns can be appropriately addressed via licence conditions or other mitigations. **As noted above, Applicant has not consulted with our client about the Application, or the limitations or conditions. There has been no engagement over the operational consequences for our client and no mitigations have been offered to help safeguard our client’s business continuity and minimise impacts on residents.**

We trust you agree that the representations in this letter are relevant and certainly not frivolous or vexatious in nature. Our client is not raising these grounds to cause aggravation or annoyance, or on anti-competitive grounds. Instead, our client has reasonable cause and justification to be concerned about the Licensable Activities for which permission is sought and respectfully asks that the Application is refused on this basis.

Yours faithfully



TOZERS LLP

Email: 

23 April 2025



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

**Name of Applicant: Showbitz Limited**

**Premises Name: Shobrooke Park**

**Address of Premises: Shobrooke Park, Crediton EX17 1DG**

**Type of Application: New Premises Licence**

We the undersigned profoundly object to the proposed application by Showbitz Limited to hold events at Shobrooke Park, Crediton. Times of events proposed are from 10.00 am to 4.00 am the next day depending on the nature of the event. The new application states '*events to vary between 1 and 3 days, however there will be no more than 2 x 3 day events and 8 x 1 day events per year*' is totally unacceptable. There are houses nearby and the noise level would be beyond comprehension. These events will no doubt be staged on open ground and in the summer months and therefore could be every other week or less. Sound travels over a wide area even up to 2 miles away.

I doubt very much if people purchasing the nearby new properties currently being built at Pedlars Pool would appreciate being kept awake at night with noise or would they even know that this proposal is being sought prior to their purchase?

With a maximum site capacity of 9999 there will no doubt be trouble, police would have to control crowds, traffic will be horrendous and with the proposal of alcohol being sold, and drink driving inevitably there will be drugs and needles, a huge hazard where sheep graze. There will be disturbance of wild flowers and of course noise will affect the sheep. The narrow lanes would not cope with the amount of cars and tractors which use these roads during harvest time. It is a lovely area for dog walkers so no doubt they will be denied access during these events. The area cannot take the capacity of this number of cars and people.

**We do not want another Glastonbury on our doorsteps.**

Name	Address	Signature
→ Wendy Thards	█ Fairfield Rd. Crediton	

**Name of Appllcant: Showbizt Limited**

**23 April 2025**

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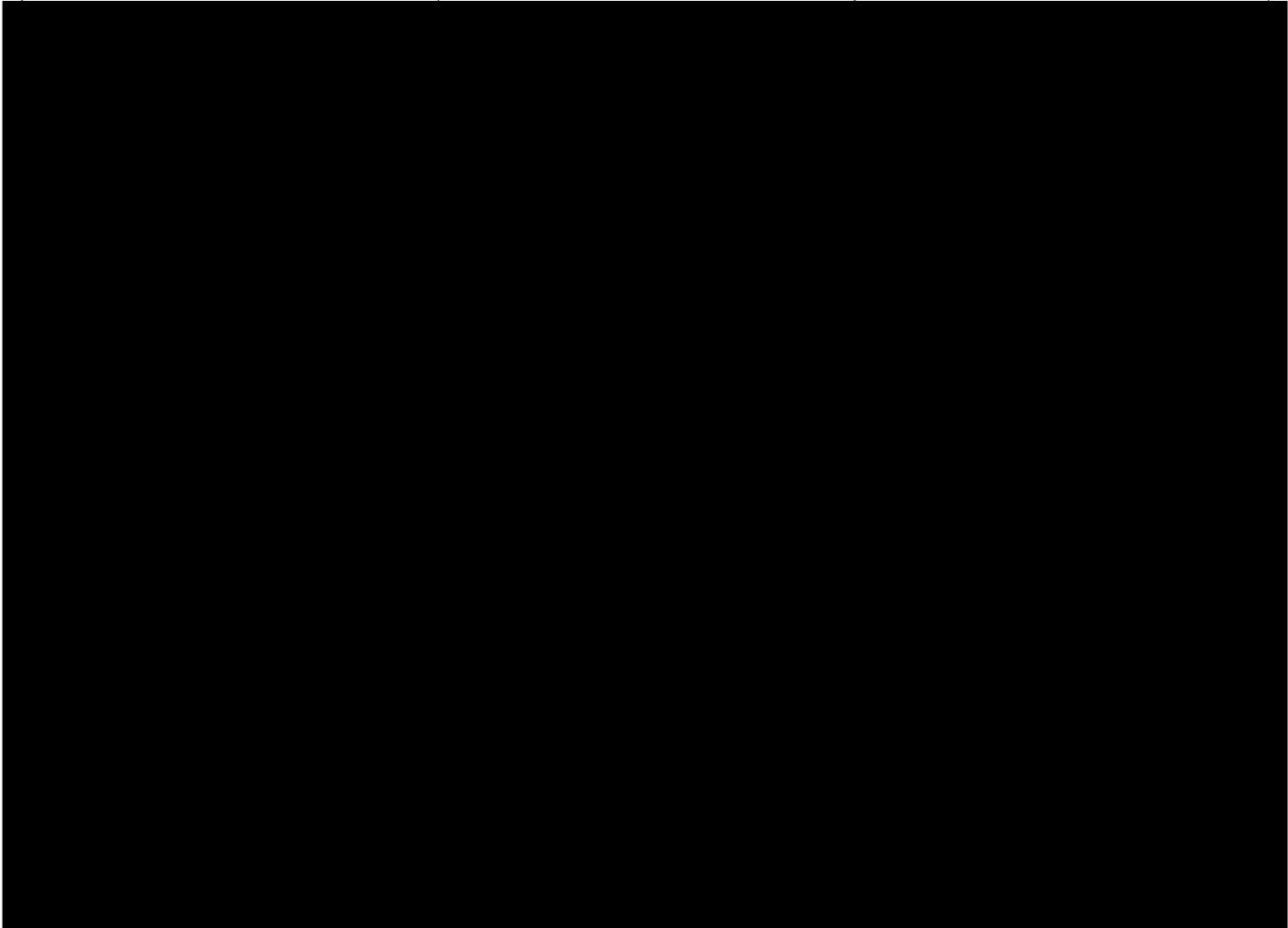
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