

Mid Devon District Council – Licensing Act 2003

REPRESENTATION FORM

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

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

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

Your representation must relate to one of the four Licensing Objectives

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

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

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

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

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

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

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

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

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

To protect children from harm

No Points to make on this issue

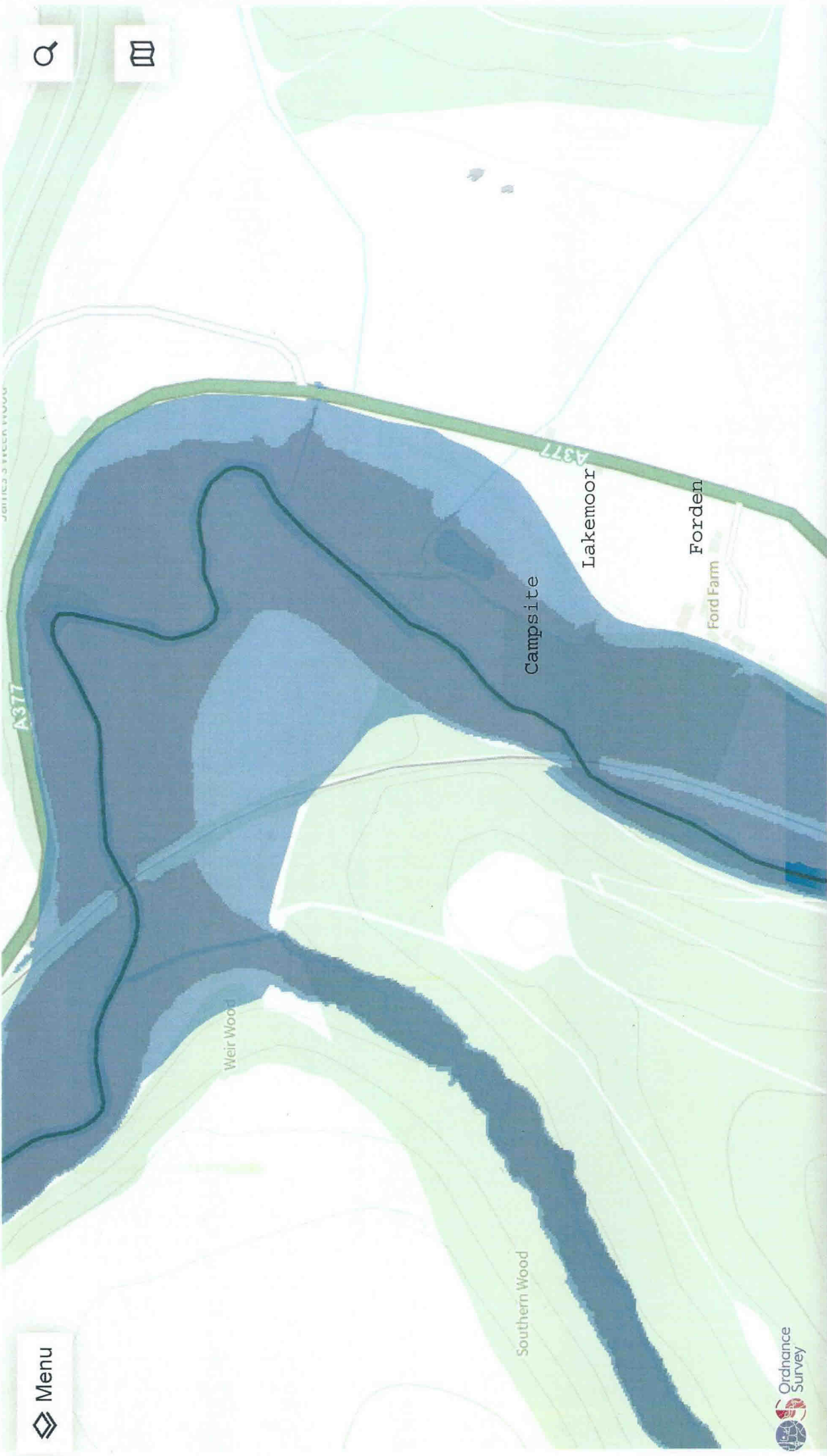
Sig

Date:

13/07/2025

Attachments to this representation

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



Key



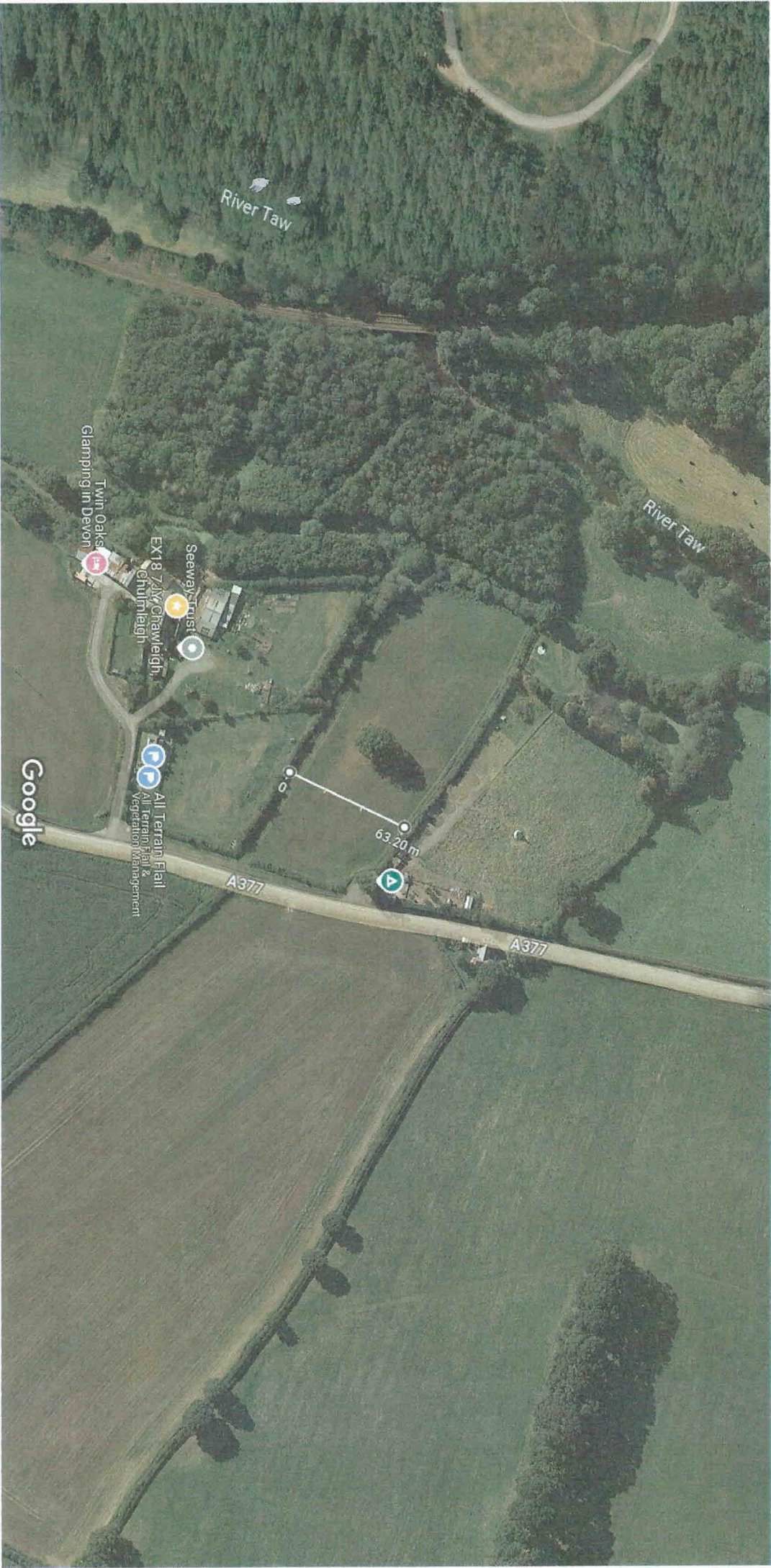
Flood zone 2



Flood zone 3

Main Rivers





Measure distance

Total distance: 63.20 m (207.35 ft)