

JW Parker + Sons

FAO Premises License committee

RE:Objection to the Premises License application at Chapel Farm, Wellow, NG22 0EJ put in by Forest Events Ltd.

Dear NSDC premises license committee,

After reading the premises license application for Chapel Farm, we wish to lodge a strong objection to it and wish you to take the following points into consideration. As was the case with objections submitted for the further development of the park farm/chapel farm/forest events/616 site (with whichever business name this complex development is being made under), we still find the 'passed on appeal' 13 holiday lets 16/01638/FUL or 17/00036/8WEEK a wholly unsuitable newly built development for a conservation village. Be it on the edge of the conservation area or not, it greatly impacts the village, as have the events taken place there in the past. Some of the points below are indeed the same as previous objections to the additional 8 holiday lets applied for in Aug/Sept this year (20/00593/FUL) and here too have to be taken into consideration along with our added concerns (**in bold**) to specifically address this premises license application.

Conservation Area – Although the proposed development itself is just outside the envelope of the conservation area of Wellow, the tracks to it are most certainly within it, and it is these tracks which should supposedly be used by even more traffic to the proposed developments. **More traffic that would be added to by an alcohol license which is clearly being applied for to encourage/advertise for hen and stag parties, get togethers and corporate events, not to mention mini-wedding glastonbury under the Forest Events Ltd banner (please see <http://www.forestevents.co.uk>). The huge number of people (we understand up to 300 people at a time on the premises) this farming track would be expected to carry is not what it is there for, and its historical purpose in the village lost forever.**

Highways – The track which these developments at Chapel Farm plan to use (for the ever-growing number of people living, staying, visiting this once tranquil family farm setting) is not one which was/is ever deemed as being a road for extensive vehicle numbers. It was granted by commonland right holders and previous Lords of the Manor as a farm access only track. One also has to consider the increased traffic already coming out both Rufford Lane end and Billet Lane end onto the A616 since the change of ownership at this property, which is highly unsuitable given that two working farms are still frequently using and maintaining this track for the purpose of it being there for their farming activities. **Again more traffic from more visitors coming to evermore entertainment offers in a countryside setting – unsuitable. We note that on the Forest Events website in the first 13 holiday let application it is written that parking is available for up to 250 cars – if this is meant to include the commonland, then that is trespass (as was the case as the applicant ran his field party events a few years ago, which seems now to be called The Festival rather than Wellow Fest...never anything to do with Wellow or its residents). The potential 100 plus vehicles for this premises license party venue alone would destroy a narrow track and bring village walkers in danger as Forest Event visitors arrive if not also throughout the evening as some may leave.**

Wildlife disturbance – Being in close proximity to the SSSI of Wellow Wood/Park, these developments are highly unsuitable and will go completely against Natural England's Wildlife protection policies – **increased number of people for an even later party atmosphere till 2am and after with the leaving of numerous cars exiting a quiet lane does not only disturb the important nocturnal wildlife we're always told by NSDC conservation officers is so important around Wellow “owls/bats crossing from the wood to the village barns, and Eakring woods**

etc”, but to the villagers with residential properties on the bottom green and then throughout the village if the entrance in the middle of the village is used next to Highfield House. This village enjoys a quiet rural peacefulness after the two village pubs close, one where owls and the gentle chime of the village clock can be heard after 11pm. The thought of this being permanently lost is significant to Wellow's charm. A village which has been admired and spoken about even by district and county councillors for its continued ability to remain being one of Nottinghamshire's last largely unspoilt villages. We urge you to consider this as being a major point.

Disturbance to nearby farms and their livestock – Yet more non-farming and intrusive development allowed at this 'business', would lead to the true farmers neighbouring the property to see their livestock disturbed even further from the continuous growth of this development. Surely the safeguarding of true farming practises are to be protected and praised in a heritage village such as ours, and not tossed aside for property development purposes at non-farming establishments. Locally sourced lamb and pork needs to be protected by NSDC, and not pushed out. **Surely it can be clearly seen that increased numbers of visitors, party goers to these premises through the allowance of a premises license would mean that the adjacent farmers sheep and lambs will be further stressed than the already 13 holiday let under construction at the moment will cause once open. Vehicles leaving as late as the early hours, and an alcohol license from 7am-2am both on and off the premises and live and recorded music from 11pm-2am is a clear disturbance to the farmer's livestock and their three generational livestock business. Of course it is also understood that live and recorded music is allowed before 11pm without licensing which could mean the village would have to endure noise disturbance most of the day too. With big farming vehicles to be manoeuvred around these tracks, an increase in car numbers has already seen the track having to be maintained on a more regular and costly basis – and this is done by the kindness and good-will of the two local farmers for each other and the villagers to use for walking....not the applicant property developer.**

Noise and neighbour disturbance – This goes without saying that since the sale of the farm as a farm, it has had development upon development added to it causing a great deal of noise and disturbance to the local residents. Past events at the premises have been known to gridlock the length of the A616 through the village, have cars parked all over commonland and a complete disregard to the neighbouring properties inhabitants. Once a fitting country farm house with barns (which could have been sensitively converted and kept as fitting to its location), is now turning into a Butlins holiday camp (as one resident put it), with loud events to sprawl over an ancient village. **It is noted on the application that “All guests will be asked to leave quietly. Clear and legible notices will be prominently displayed to remind customers to leave quietly and have regard to our neighbours. Will make sure that doors and windows are kept closed (except for ingress and egress) to reduce noise nuisance from the premises” - regard for the Wellow Green neighbours or indeed the rest of the village has sadly never been this applicants stance, and without a permanent police presence windows and doors remaining closed, visitors remaining well-behaved and not wandering the village drunken, is unlikely to be adhered to.**

Non intrusive recreational activities (walking, jogging, horse-riding) hindered – Wellow Green has long been enjoyed by villagers of all ages and generations, visiting ramblers and sports lovers. The

Green has its tranquil cricket pitch, commonland surrounding it and the dam where plenty of wildlife have been the source of amusement over the decades for the youth of the village and good of the environment. These wonderful places both safe for recreational purposes and for nature and wildlife to flourish, are being destroyed by this intrusive and insensitive over-development. And we look to NSDC to make the right decision by taking these comments on board and looking at their own policies which seek to recognise the intrinsic character and beauty of the countryside and to conserve and protect heritage assets (a rural country village, its conservation status, its SSSI and sense of equilibrium to name but a few). **It would be immensely sad to see Wellow's lanes become unusable by its own residents who have long enjoyed the circular walking routes the commonland allows for. And if anything has been learnt through this current covid pandemic it is how valuable our countryside and walking opportunities on our doorsteps is. Our local Heritage Group are doing a fantastic job in researching Wellow's history and promoting Wellow for its unspoilt setting and attraction for inter-village walks between our neighbouring villages in North Notts, putting walking and cycling leaflets together which promote these quiet lanes for these recreational purposes (and helping walkers and cyclists to use a quiet lane rather than a busy A616 road). Horse-riders have long been using this track to avoid the ever-increasing (and speedy) traffic numbers on the main road, and crossing over from Rufford Lane along Wellow Green to Potter Lane. Where on earth should these slower forms of transport (pedestrians, cyclists and horse-riders) go if lanes are made too dangerous through too much traffic?**

It has to be said it was understood after the 13 holiday lets application was passed on appeal that the 616 'had planning permission for the 13 bed holiday accommodation and for no other purpose'. Well clearly there is another purpose with this premises license application going in, and additional holiday lets on the horizon to be built once the premises license is passed.

This is slowly becoming a mini-center parcs but without the necessary buffer-zone and protection of the existing heritage rich and conservation village.

Many thanks for considering these comments.

