

Application for Premises License: Applicant: Forest Events Ltd, Wellow. NG220EJ.

The 616.

**We are vehemently opposed to the granting of this Licence.**

We find it hard to believe that the applicant is once again applying for a Premises licence at a property which is quite clearly defined by a Government Inspector as being a **13no HOLIDAY LET UNITS, ASSOCIATED KITCHEN AND LIVING AREAS AND AN OFFICE RECEPTION AND STAFF ACCOMMODATION, AND FOR NO OTHER PURPOSE.**

The wording of the Public Notice being displayed in relation to this application we believe to be inaccurate and misleading. What Forest Events Ltd is now seeking is far removed and a complete departure from what the Government Inspector stipulated.

We suspect the applicant is aiming for a much higher goal, moving from the permitted Holiday Let Units to a Venue with all the trappings of a **HOTEL!**

Within the application we believe the registered Company number provided to be incorrect, the Company mentioned under this number 11491447, bears no resemblance to Forest Events Ltd.

**It is also noted that no site plan has been provided outlining the car parking area.**

We question this omission as the Decision Notice issued on the 26 June 2018 by Katie McDonald appointed by the Secretary of State Ref: APP/B3030/W/17/3184203. In the Schedule of conditions at 12 clearly states “**The parking area as shown on the ‘site plan dated 16/11/2016’ shall be retained as such for the lifetime of the development.**”

We are not aware there to have been any changes made to the planning permission granted by Ms. McDonald, which allows a parking area for 30 vehicles, and not the envisaged 100 vehicles or more.

Furthermore we do not believe any provision was made for any underground facilities.

#### **Prevention of public nuisance:**

**In this instance we do not believe simple measures or otherwise will prevent public nuisance.**

**It will be unavoidable to prevent disturbance to both people occupying the holiday let units or the people living in the private dwellings within very close proximity to The 616 (as described on the application)**

**What provision has been made for those who wish to enjoy an alcoholic drink along with a cigarette? Doesn't this have to be a designated area and to be an open covered space?**

We assume smoking is prohibited inside all licensed premises! Will **this not** cause noise and disturbance until the early hours of the morning by virtue of the fact people will have to be outdoors?

If there is to be up to the suggested 300 people attending the Venue at any given time, with alcohol available until 2am for consumption on and off the premises we find it incredulous to believe this will not create any noise or public disturbance.

The access track leading to these **HOLIDAY LET Units** is an unadopted rough track passing directly to the front of private residential properties. The licensed hours, which are being proposed, will undoubtedly disturb these residents. Guests who are not staying within the curtilage of the premises i.e. DJ's, live bands and one would presume some staff will be leaving at varying times of the day and in most instances after 2am.

When departing an area at night it requires the use of lights the majority of movement will be by some form of transport, resulting in the use of headlights, engines and in some instances, the tooting of warning instruments maybe sounded, at times as a greeting or conversely acknowledging departure.

The whole of the premises will need bright outside lighting in all areas, especially during the winter months when day light hours are minimal thus resulting in some light pollution.

Up to and in excess of 100 vehicles being constantly parked in close proximity to a designated SSSI does not bode well for the flora and fauna!

### **Public safety:**

Once again we have to reiterate that whole of the length of the access track from the A616 highway to the premises is a rough uneven track made up of some loose material of varying sizes with no form of lighting, very unsuitable, especially for those who choose to leave on foot thus having to negotiate their way across an area that has no pavements with no street lighting, completely dark during the winter months and beyond. With it being across Common land, there will be occasions when it will not be possible to step aside off the track onto the grass, as is with many areas of Common land there is permitted grazing rights whereupon it necessitates the use of electrified fencing.

We refer once again to the Government Inspectors Decision and the discussion held with the Highways authority regarding the safety of the access route to the site in question.

Initially, Highways raised concerns regarding the increased volume in traffic as the junction opposite Rufford Lane has plethora of turning points. At the time of the Decision a view was taken that to grant permission for 13 Holiday Let Units would not exacerbate traffic movement to an extent, which would deem the junction dangerous.

We hope due diligence has been afforded on the safety aspects of this application by both N & S planning and the NCC highways department, since the applicant appears to be moving way outside and beyond the Planning permission granted there now appears to be the potential, to multiply more than three fold the vehicle movements to this site should the Holiday Let Units receive a Premises licence?

We do not believe it is possible to quantify, the extra vehicular movements this application may cause on any one day as no day can be predicted.

One has to take into account and it should not be overlooked that this property has the one and only access route over Common Land via an un adopted single track used by not only the residents living in close proximity to the site it is also used by local farmers who have all manner and types of large agricultural implements. There are dog walkers, ramblers, fisherman, horse riders and in the summer months cricketers on the cricket pitch adjacent the track and last but not least sheep are able to graze on the Common land, at this time this area is enjoyed by many.

A premises licence operating seven days a week till 2am is not conducive or compatible with the forgoing.

It has been noted that a cellar has been shown on the plans provided which does not appear to have an identified a fire exit/ escape route nor do we believe it has planning permission.

Have we been misinformed when we have been led to believe that for this cellar to be brought into use it would require a further planning application to be submitted?

With regards to the sound level test report provided it leaves many unanswered questions and falls way short of a noise impact assessment report.

### **Crime and disorder**

It maybe the case that lighting helps to prevent crime and disorder, we believe it to be important that we draw your attention to the fact once outside these premises the immediate surrounding area will be completely dark, if a crime were to be committed in this area there would be very little possibility of it being witnessed.

### **Children:**

When applying for the requested hours for both the serving of alcohol and the playing of music it leads one to believe the applicant maybe applying for a **Nightclub/Disco** neither of which are conducive to where children maybe residing ... Sleeping in rooms in close proximity (if the license is granted) to where these activities will be taking place (**Music Room**) one presumes that there maybe periods when these children could left unaccompanied by an adult It is implausible to believe that the use of expletives will not be heard.

In light of the above could this environment be assessed as being safe for children?

In view of the forgoing, we reiterate that we profoundly object to the granting of this license and do not believe any of our comments to be frivolous or indeed vexatious.

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