

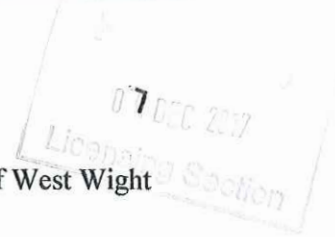
# APPENDIX C

Lime Barn, Main Road, Wellow PO41 0SZ

01983760142

6/12/2017

APPLICATION FOR A PREMISES LICENCE. MICHELLE PAYNE, WEST WIGHT  
ALPACA STUD



Dear Licensing Officers,

We wish to object to the granting of a Premises Licence to Michelle Payne of West Wight Alpaca Stud.

The basis for this opposition is that granting a licence for these premises will not promote the licensing objectives, particularly the prevention of public nuisance.

Whilst not disputing that Mrs Payne may be a fit and proper person to hold such licence, the situation of the venue makes the business an entirely unsuitable location for an alcohol licensed Premise.

Wellow is a very small, quiet residential village with no commercial businesses at all apart from the Alpaca Stud. The Stud is a tourist attraction with a restaurant, "petting" farm animals and exotic species.

The bedrooms and living rooms of Lime Barn, New Barn Farm and Marshfield are between 10 and 20 metres from the Restaurant, driveway and outdoor seating area.

Please find enclosed two photographs taken from main living area of Lime Barn.

1. A vehicle leaving the farm entrance at dusk.
2. The Farm Entrance.

The purpose of these photographs is to highlight the proximity of the business, the drive, outdoor eating area and Café Building. New Barn Farm and Marshfield are adjacent to Lime Barn and, thus, share very similar aspects.

During summer months numerous tables are placed outside for visitors to the café and they host outside barbeques – the inevitable noise from people socialising outside until 10pm in the summer months is significant and already impacts our sleep. In all seasons visitors stand outside in the driveway chatting loudly and smoking. Unfortunately, even without an alcohol licence there is already an intrusion to our privacy, peace and quiet.

Please note the business is now screened by wattle hedging which conceals the café and outdoor seating area from view but this does **not** alleviate the noise nuisance.

The Licensing Officers will be aware of the numerous complaints from residents of Victoria Road, Yarmouth regarding noise and disruption experienced following the granting of a Premises Licence, in a residential area, at the "Off The Rails." Restaurant. The houses in Victoria Road are considerably further away from Off The Rails than Lime Barn, Marshfield and New Barn Farm are from the Alpaca Stud.

As well as the three residencies less than 20 meters away from the Alpaca Stud entrance, café and outdoor seating area there are five further residential properties in the immediate vicinity.

We enclose a letter written by Mr. Neil Payne to neighbours where he acknowledges, in paragraph three, the disruption his business causes to our properties. Please note, none of his proposals have been actioned.

The above points clearly demonstrate that granting a Premises Licence will cause a public nuisance, detrimentally impact the quality of our lives and inevitably disturb our sleep, particularly given the aspect and proximity of our bedrooms. Please note that all residents are pensioners.

We, the undersigned respectfully request that a Premises Licence to sell alcohol be refused.

Lime Barn Rosalind Neary J.P. Geoffrey Neary



New Barn Farm Janet Chambers Robert Chambers



Marshfield Susan Scott



Enc., Letter to Neighbours from N Payne  
Photo 1 Dusk view from Lime Barn  
Photo 2 Daylight view from Lime Barn

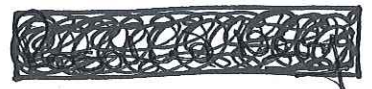
1

6.12.2017

image1.JPG



View of outdoor seating area + cafe from  
bounge window of Lime Barn



2

6/12/2017

—image1.JPG—



View from window of Lime Barn showing  
 proximity of **cafe** and **outdoor seating** area.  
 of West Wight Alpine Stud and car exiting at dusk.

~~CONFIDENTIAL~~

06/12/2017 16:00





WEST WIGHT  
Alpacas

3

6/12/2017

Sunday, May 8, 2011

Dear Neighbour,

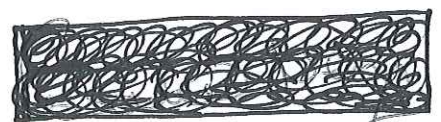
We have purchased the land between Rosebank and Flowerburn cottage to the South of Main Road Wellow as a home for our Alpaca stud. We specialise in breeding quality show animals and particularly the rare Suri Alpaca which make up only seven percent of the worlds population of Alpacas. We have thirty one animals currently with another seven Cria (baby alpaca) due this year. Twenty five of our animals will be based at Wellow which include our black, brown and fawn Alpaca futurity prize winning animals from this year.

We appreciate that not much has happened on this piece of Land for many years and any change will not be popular with everyone. We have been made aware already that there are a number of rumors floating around concerning what we propose to do, rather than listen to rumor why not come and talk to us? Our operation will mean some changes but we are very happy to try and work with the local community to cause the minimum impact or inconvenience to anyone although we realise we can not please everybody.

One area of concern to us is that the current access to the site is opposite a group of three houses and it is both dangerous and must be annoying to the existing residents who are not used to having anyone coming and going. We need to either improve that access and are currently consulting with the council and highways to do that or stop up the existing two access's and create a new access in a location that is both safer and will cause less nuisance and disturbance to people. If we did that then we would plant across the two existing entrances. Your thoughts on either of these two proposals would be gratefully received.

Yours Faithfully

Michelle & Neil Payne



**MacDonald, Sarah**

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**Subject:** FW: 17/01499/LAPNEW

-----Original Message-----

From: Jon Hall [mailto:jon.hall@wightalpacas.com]  
Sent: 20 December 2017 16:13  
To: Licensing  
Subject: Re: 17/01499/LAPNEW

Fao Sarah MacDonald..  
Re: 17/01499/LAPNEW  
West Wight Alpacas, Main Road, Wellow PO410SZ

Further to my telephone call to your office 20/12/2017 regarding not being able to submit comments via the "on line" form I refer you to my comments below.

1. Would the granting of this licence enable West Wight Alpacas to operate as stand-alone bar should they choose not offer restaurant services during their opening hours?
2. The selling of alcohol at this "family tourist attraction" whether the "animal attractions" are open or not, will generate additional traffic and disturbance to neighbouring properties.
3. If I wanted to open a public bar and restaurant, do I just need to buy a field and put a caravan on it or is there more to it than that?

Yours faithfully,  
J Hall

[Redacted] Main Road Wellow Yarmouth Isle of Wight PO410SZ