

APPENDIX D



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The Licensing Team
Jubilee Stores
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Friday, December 8, 17

Dear Mrs MacDonald,

Thank you for forwarding these objectors comments for our response. I will try and deal with the issues raised on a point by point basis.

We cannot agree that an alcohol license for the premises here would cause public nuisance. Planning restriction's already set our opening hours in stone and the license application mirrors these hours, which are not excessive. People bring their own wine and beer, which we allow currently. Having a license will allow more control and not less as we are able to control what we serve whereas we have no control on what or how much people bring and consume as we don't ask to see in their bags. Customers regularly bring in chilled bags kept under their table so we have no idea how much they have actually bought with them. I would add that this is a restaurant setting and not a busy pub therefore it is very unlikely to attract rowdy heavy drinkers.

Wellow is small but is not a tiny hamlet and does have eighty houses and Thorley three hundred yards to the west has a similar number. We are providing a facility that increases the sustainability of the village and saves many local people having to get in their cars to drive to local towns. There are a number of other businesses in the village although not many but these are as diverse as a High Adventure Paragliding business to several local farms and holiday accommodation business with recent planning approval for more. Surely increasing sustainability for villages by providing facilities is what is wanted and not creating retirement or dormitory areas.

The proximity of rooms in the various properties locally has been carefully considered and dealt with by planning. We appealed an original application to extend our hours when the committee reduced this to 8pm but we had permission 365 days a year. The inspector initially refused to increase this with the sole reason being disruption from headlights to the occupiers of Lime Barn. He noted that our café/restaurant building faces inward to the site and away from all of the neighboring properties and therefore would not cause disruption. We went back earlier this year to planning with modified proposals with severely reduced days for evening opening focused around the summer months with very limited evening opening in the winter and no open evenings in January and February.

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We also made substantial alterations to the drive in order to fix the sole issue the inspector identified for not approving our original application. This second application was approved in early August 2017.

The pictures provided by Mrs Neary are misleading to say the least and do not represent the current situation with the substantial drive alterations made in August. The picture of the car exiting the drive is prior to the drive alterations being made, it is not the existing position the drive has been heavily modified to fix this sole issue with headlights the planning inspector identified.

The second picture is not taken from a main habitable room at all but an outside lobby giving access to the Neary's front door. Pictures taken from habitable rooms would give a much truer picture.

The tables mentioned that are placed outside in summer months are there all year round under a planning approved canopy area, there is a bit of overspill area to the side of the café which is only ever used day time and never used evenings and how would an alcohol license increase the alleged noise nuisance. Our closing time is 9.30pm and not 10pm, I can also categorically and absolutely state we have never hosted an outside barbecue for members of the public, this is simply not true.

There was a period of time when this small group of continual objectors were tag teaming objections to the councils environmental health team. All of these reports were unfounded and this was confirmed every time by Environmental health's investigations. It is just not true in any way that we create a noise nuisance here that is affecting people the other side of the road and stopping them from sleeping when we close on the latest days at 9.30pm. The traffic noise from the road on its own with the regular bus service is far noisier and more of a nuisance. We are also on a cycling and walking route here and these people are closer to and make more audible noise than can be heard from our café.

We have tried over the years to interact with our neighbors' but it seems to suit them to fight everything we do rather than talk. Mr and Mrs Neary particularly have moved in to retire opposite an existing business and at no time prior to their purchase did they approach us to discuss our plans. Other neighbors are now regular visitors to our premises.

I can't comment on a letter sent some time ago but business evolve and change and our plans on our arrival here have certainly changed although we have tried to do this sympathetically despite the continual objections. We originally had two access and shut one of those and improved the second. We are a rural business creating employment in a rural area and making that area more sustainable. Rural business by their very nature need to use every angle they can to be competitive and make enough money to survive and the ability to sell alcohol with food is one of those things.

I hope Licensing can see these objections for what they are and are able to progress our application.

Yours Sincerely

Michelle Payne