



WEST BARN LODGE

Gurston Farm House
Gurston Farm
Broad Chalke
Salisbury
Wiltshire
SP5 5HR

www.westbarnlodge.com

Dear Mrs Vernon

14th July 2022

Re Premises Licence Objection 11th July 2022

I am writing to you with respect to your objection letter regarding our recent premises licence application at West Barn Lodge, received 11th July 2022. This has been sent to me via the Wiltshire Council Licencing Authority, to allow me an opportunity to respond. I have also sent a copy of this letter to the Licencing Team.

Firstly, I am sorry to have missed you last week at the barns, when you visited without my knowledge, which is a pity as I would have welcomed the opportunity to discuss our application with you and feel I may have allayed many of your concerns and avoided your objection.

As a background, to confirm, we obtained full planning approval for the hosting of weddings and events in January 2020, without objection. The planning permission granted allowed for events to continue until 2.00am, which we are at liberty to do so, but in order to avoid disturbance to nearby neighbours we have voluntary opted for a 12:00am closure. On this point, I do not consider you to be the closest neighbour. Myself and my neighbour live at 1&2 New Barn Cottages, 150m from the barns, with the next closest being the occupants in the Bungalow on Dean Lane, 250M away. After that the nearest of the New Bungalows on the A30 just past Glasses Lane and West Farm Cottages where you live are equidistant from the Dutch Barn some 640 m away, about 0.4 Miles.

As I know from experience living next to the A30, quiet peacefulness is a rare commodity due to disruption by noisy lorries, cars, motorbikes or periodic emergency vehicles with sirens blasting. To my mind the A30 traffic creates far more noise than West Barn Lodge has ever done, and it is rare to have the windows open at any time due to the noise of traffic passing on road.

I simply don't understand the reasoning as to your suggestion that Wildlife will be affected by this new business? We have an immense diversity of wildlife in and around West Barn Lodge including three breeding pairs of grey partridge this year in the yard area alone, along with an abundance of hares, bats, barn owls and periodically Lapwing and Golden Plover to name a few.

As for light pollution, West Barn Lodge fully satisfies the criteria as set out by the Cranborne, Chase Dark Night Skies policy, having been in consultation with them directly.

We have already planted a hedge where you suggest, along with another 400 meters worth on the roadside and on the northern field margin in front of the barns. Whilst you wish to protect yourself, we also wish to shield ourselves from the busy road, both in terms of visual impact and noise.

I would challenge the degree of disruption that could be caused before 12:00am, and I do believe the issues raised are better directed to a larger outfit, wishing to do more days, longer hours, which isn't us at all. We have farmed the fields surrounding your cottages for the past twenty years, and have been farming in the area for over a century. I believe we have a good relationship with those in the village. It is therefore disappointing to see your letter, having never received any complaint since opening our West Barn Lodge accommodation business in 2018.

Whilst I appreciate you live in the locality, your property is quite a distance from the barns, and I believe in time it will be evident that our business will not jeopardise your quiet enjoyment of the lovely countryside we live in.

Yours sincerely

A large black rectangular redaction box covering the signature of Barnaby Hitchings.

Barnaby Hitchings

pp. J Hitchings Partners

cc. Emma Hyde Public Protection Office Wiltshire Council