

Representations in respect of the new off-licence building and variation to the premises licence.

I wish to make representations on behalf of my wife and I against the variation application which seeks to create a new off-licensed building in its proposed new location. We are not making any representations against the application in respect of the existing on- and off-licence building sited elsewhere on the caravan park.

Prevention of public nuisance

My wife and I have lived here for twenty years and for all that time, until recently, we were unaware of the existence of the caravan park on a day-by-day basis and only exceptionally could we hear any people noise. There is a very good reason for that. The operators have recently started to clear the land between our house and the new proposed location, and over the last five months trees, shrubs and dense vegetation has been removed, which afforded a natural acoustic barrier between us and the site.

This thinning of the vegetation is demonstrated by photos 1, 2, 3 and 4. Photo 1 shows that we could see nothing at night previously, Photo 2 highlights the removal of trees and shrubs as the light pollution is now significant. Photo 3 was taken shortly after they had commenced removing this natural sound barrier, and photo 4 shows the current situation, we have been informed by the operator that they are planting a laurel hedge (photo 4 and 5) but that will take years to come to maturity and be an effective sound barrier. That photo (photo 4) also shows our house, and the intervisibility is new, following the removal of the intervening trees.

The off-licence seeks to operate later in the evening than currently, and the building will be closer to our house than before. This is shown on the aerial photograph 6. This photo also really highlights the amount of vegetation there used to be between the old off licence and the surrounding neighbours that has now gone. Background noise levels are lower in the evening than in the daytime.

We are concerned that the off-licence will operate later into the evening and closer to our house than has previously been the case, and that without the imposition of strict conditions there will be a nuisance from customers using the facility.

We consider that conditions are necessary as it is our experience that we cannot always rely on the promised goodwill of the operators. For example, Green Hill Park advises in its

supporting documentation that they have engaged with local residents (specifically us), but we can advise that communication with them has only ever been initiated by us and has been incredibly limited on their part. We have never been approached by GHP or consulted on any matter that impacts on us. We were not invited to any open days, despite having provided GHP with our contact details and made them aware of our address and proximity to the site. Recently (on Sunday 28th March), trees on our property cut back in order to facilitate fibre internet being connected to GHP. We were not notified of the tree surgeon accessing our property or cutting our trees (despite the tree surgeon's admission when questioned that we should have been notified).

When we initially complained about the screening, we were ignored. On subsequent attempts to communicate with Green Hill Farm, we were told that screening would be put in place around the re-sited car park and reception building by November 2020. As of March 2021, no screening had been put in place and we were continuously told that screening had been delayed. However, as you can see from Picture 5, the screening is completely ineffectual in terms of noise pollution. It is also in no way a replacement for the metres of thick vegetation and mature trees that existed there previously.

We would ask the Members to consider some or all of the following conditions, or others which Members consider will be:

1. Provide an acoustic barrier to prevent noise reaching neighbours' property. There needs to be directions as to the location, height, specification and so on, and the authority's own environmental health officers can provide the technical input. Given that GHP have moved the location of the off-licence for their own commercial benefit, ensuring the status quo of the previous location should be a condition of granting the licence.
2. Reducing the hours sought in the evening. The other licensed premises on site has an on- and off-licence and customers can access those premises until late in the evening.
3. Using security staff to monitor the behaviour of customers and as a reminder of the need to act with consideration to other park users and neighbours.

We are not opposed to the off-licence facility. We are concerned only to ensure that its operation also respects our right not to be disturbed and our enjoyment of our home is protected.









