

From: Jacintha Hamilton [REDACTED]
Sent: 14 October 2023 11:22
To: Licensing
Subject: Application by Cornwall Event Hire Ltd

Dear Sirs,

I would like to express our concern at the application by Cornwall Event Hire Ltd. at grid ref. 262496 109556 for an alcohol/ music and entertainment licence to cover 7.30 - 2.30 for 7 days a week.

This area on part of the old airfield accessed only by a narrow lane seems totally unsuitable especially as it is currently a chaotic site with numerous items for supplying all aspects of marquee and event hire including many vans and lorries in various states of repair (all in contravention of the original planning permission). This does not seem a safe place to hold an event especially if alcohol is involved, and it difficult to see how Mr Phillips can use alternative storage as there seems no evidence that he has an application for an additional building.

Access is via Butchers Moor Lane which is very narrow and has limited visibility when joining the A3124. Acorn School is also on Butchers Moor Lane. There is no suitable place for parking or for turning. Livestock in the area, both horses and cattle, are likely to be stressed by large and noisy events.

We have been given to understand by Mr Phillips that he proposes events with up to 1500 participants, it is difficult to understand how the transport can be adequately accommodated and particularly how an emergency evacuation could be organised.

Yours faithfully, Lorne and Joy Hamilton [REDACTED]

From: michael woolacott [REDACTED]
Sent: 15 October 2023 17:10
To: Licensing
Subject: Objecting to Cornwall event Hire Licence

To whom this may concern,

I am writing this email to object to the permission/licence that Cornwall Event Hire Ltd has pledged regarding alcohol sales late night.

As a local land owner I am worried about the Health and Safety concerns the new proposal will cause around my land. I am also majorly concerned about the Anti Social behaviour and Public Nuisance around my property.

Yours sincerely,
Michael Woolacott
A local land owner around the proposed event area.

Sent from Outlook for iOS

From: Georgina Cook [REDACTED]
Sent: 15 October 2023 18:53
To: Licensing
Subject: Representations re: alcohol licence for Cornwall Event Hire Ltd

To Whom it may concern,

I am writing to make a representation regarding the application for a licence to provide alcohol by Cornwall Event Hire Ltd, Land on the South-East side of Kinangop, Grid Reference 262496 109556, Winkleigh, Devon EX19 8DN.

I am recently a former resident of one of the neighbouring properties and still visit my parents who live at said property, on a regular basis. I predominantly make the following representations with their health and well-being in mind as well as that of our fellow friends and neighbours.

Although not completely remote, the location where the events licence has been applied for is accessed via single access road which is already, very poorly maintained by the council. The need for emergency services would be significantly heightened should an events licence be permitted for these premises and the single lane access coupled with the already poor road conditions, would make this venue a higher risk for those attending events here should emergency support be needed. I would also be concerned that heavier traffic to the venue would make access for any emergency services trying to get to the older residents (primarily my own parents, both in their mid to late 70s with significant health conditions) that are situated further down the lane, more difficult and could cause very costly delays in providing emergency life support.

The premises is also located on the old WWII airfield. There are a few buildings and residences here and the public nuisance that would be attached to granting this licence, would be significant. The noise would be heard by all properties, causing a disturbance. Most people purchased these properties (my family being one of them) because of they are quiet and secluded. I for one do not want to hear music and the loud behaviour associated with events providing alcohol. I believe that the granting of this licence would have a negative impact on the value of properties and businesses and make the sale of them more difficult.

Trespassing and general crime including criminal damage, theft and violence would also undoubtedly rise if this licence were to be granted. There are a couple of business located directly opposite the venue, some of which have been established a good many years. One of these businesses is the stabling of horses. I personally kept my horses here once and it was a very quiet and safe place for them to live. Children are also in regular attendance with their horses and ride on the quiet roads here. There is also school located no more than a one-minute walk from the premises. To have alcohol being served whilst school is in session is highly inappropriate.

Granting this licence would put the safety of people livestock at risk. Consumption of alcohol will

undoubtedly raise the likelihood of harm to the public (specifically the residents) as well as livestock. The applicant is already in breach of his planning permission conditions by storing his work equipment outside of the building on his land and having several mobile homes situated to the rear of the property where people have been living.

The applicant demonstrates a propensity to not abide by the laws and conditions set by the authority and I believe that allowing him to provide alcohol to the public at large would be in very poor judgement.

I would be grateful if you could please consider these representations when deciding whether this application should be granted.

Yours Sincerely

Georgina Cook

[Redacted signature block]

From: Janet and John Cook [REDACTED]
Sent: 15 October 2023 19:00
To: Licensing
Subject: Representations regarding alcohol license for Cornwall Event Hire Ltd

To Whom it may concern,

I am writing to make a representation regarding the application for a licence to provide alcohol by Cornwall Event Hire Ltd, Land on the South-East side of Kinangop, Grid Reference 262496 109556, Winkleigh, Devon EX19 8DN.

We are local residents of one of the neighbouring properties. We predominantly make the following representations with our health and well-being in mind as well as that of our friends and neighbours. We also make these representations not because we are against progression, but we believe in securing and maintaining the local wildlife, the local environment and the peace and solitude that originally came with buying our 400-year-old listed property.

The location where the events licence has been applied for is accessed via single access road, which is already, very poorly maintained by the council. The need for emergency services would be significantly heightened should an events licence be permitted for these premises and the single lane access coupled with the already poor road conditions, would make this venue a higher risk for those attending events here should emergency support be needed. We would also be concerned that heavier traffic to the venue would make access for any emergency services trying to get to those who are situated further down the lane, more difficult and could cause very costly delays in providing emergency life support.

We already struggle to get our smaller cars to our residence due to the very poor condition of the lane and an increase in traffic would damage the road surfaces further.

The noise would be heard by all properties, causing a disturbance. Most people purchased these properties (my family being one of them) because of they are quiet and secluded. We are able to hear outdoor bands that perform in Winkleigh Square for Fair Week in July. We do not want to hear regular music and the loud behaviour associated with events providing alcohol. We believe that the granting of this licence would have a negative impact on the value of properties and business and make the sale of them more difficult for this very reason.

Trespassing and general crime including criminal damage, theft and violence would also undoubtedly rise if this licence were to be granted. There are a couple of business located directly opposite the venue, some of which have been established a good many years including the stabling of horses. Our daughter kept her horses here for many years and it was a very quiet and safe place for them to live. Children are also in regular attendance with their horses and ride on the quiet roads here. There is also school located no more than a one-minute walk from the premises. To have alcohol being served whilst school is in session is highly inappropriate.

Granting this licence would put the safety of people and livestock at risk and the noise pollution and

undoubted litter, would have a negative impact on the environment. Consumption of alcohol will raise the likelihood of harm to the public (specifically the residents) as well as livestock. The applicant is already in breach of his planning permission conditions by storing his work equipment outside of the building on his land and having several mobile homes situated to the rear of the property where people have been living.

The applicant has not taken into account the effects that his latest business endeavour will have on his local community and his neighbours. Only when met with resistance did he consider this. The applicant demonstrates a propensity to not abide by the laws and conditions set by the authority and we believe that allowing him to provide alcohol to the public would be in very poor judgement.

We would be grateful if you could please consider these representations when deciding whether this application should be granted.

Yours Sincerely
Janet and John Cook

[Redacted signature block]

From: Charlotte John [REDACTED]
Sent: 16 October 2023 10:34
To: Licensing
Subject: Licence Application for Cornwall Event Hire. Grid ref 262496109556

Dear Sir

I am email to put in my objection to the license application that has been submitted by Cornwall Event Hire Limited at the postcode EX198DN. Grid reference 262496109556

Access to this site is narrow and difficult and is already an extremely busy road. The road exits onto a main toad from a difficult junction on a blind bend with little visibility with a school at the end and a veterinary practice ahead. It is already a dangerous junction and more traffic in and out will make it even more dangerous and prone to a potential accident.

The license being allowed would cause a lot of disruption for access up and down to residents and people needing access to livestock and elderly residents, this may be a need to get down there quickly to assist the animals or elderly relatives.

Also the noise would cause potential disruption and distress to the number of delicate animals in the area and of course cause disruption for the residents in what should be a quiet place.

With regards.

Charlotte John

Sent from Yahoo Mail for iPhone

From: Mike John [REDACTED]
Sent: 14 October 2023 06:20
To: Licensing
Subject: Licence Application for Cornwall Event Hire. Grid ref 262496109556

Dear Sir.

I wish to object to the license application that has been submitted on 18th September 2023 by Cornwall Event Hire Limited at Kinangop, Winkleigh, EX19 8DN. Grid reference 262496109556

The access to this site is extremely narrow and completely unsuitable for any increase in what is already a high traffic flow. Additionally, this very narrow road exits onto the main road (B3124) at Seckington Cross, which is a very busy crossroads, on a sharp corner with the entrance to a school and a veterinary practice, along with a bus stop, plus access to a number of residences.

Seckington Cross is already acknowledged as a dangerous point and any increase in traffic flow is without doubt going to endanger life. There have already been many traffic related incidents at this junction and if traffic flow at the junction is increased further, it is only a matter of time before someone is killed.

Furthermore, the granting of this license would cause a considerable amount of disruption to the local residential community, which is already experiencing difficulties with the site, and would generate considerable levels of noise and activity at all hours in an area that is otherwise quiet. In addition, there are high levels of livestock within the immediate area and this kind of disturbance would be detrimental to their welfare.

With regards.

Mike John.

From: Chris John [REDACTED]
Sent: 14 October 2023 06:55
To: Licensing
Subject: License at Kinangop in Winkleigh

Dear Sir,

I am writing this in order to object to the license application submitted by Cornwall Event Hire Limited at Kinangop, Winkleigh, EX19 8DN. Grid reference 262496109556. This was submitted on September the 18th 2023.

I am very concerned about the dangers that will be caused by the traffic that this will create. The road into the area of the site is only wide enough for one vehicle at a time and there is no other access. A lot of other people already use this road. Also, the junction where the road emerges on the main road is very busy and there have already been several accidents on this bend where many HGV's pass on a regular basis. Plus there is as school.

Also, the idea of this site being used for this purpose is totally wrong. Not only is it completely unsuitable due to the access, it would also cause huge amounts of disruption, day and night, to all of the local residents and scare their livestock and pets.

Yours sincerely.

C.M. John (Mrs).

Sent from Outlook

From: [REDACTED]
Sent: 16 October 2023 12:58
To: Licensing
Subject: Events - Written Representation re: Cornwall Events Hire Ltd on land at EX19 8DN

Dear Licensing Officer

We are making a written representation with regards to the Licence application by Cornwall Events Hire Ltd for an event to be held on land at EX19 8DN. As we own a neighbouring dairy farm (Week House Farm, Winkleigh, EX19 8DL) we have detailed our concerns below with regards to the Licence as set out in your Licensing Act 2003 guidance.

THE PREVENTION OF CRIME AND DISORDER

The proposed event is for the congregation of potentially over 1000 young people and as neighbouring dairy farmers with 300 milking cows, we are concerned about large numbers of youngsters roaming around in the night in this rural area. It is highly likely that litter will be thrown eg bottles and tins over our hedge into the field where our cows graze. Whilst the cows will not be grazing in winter any litter left will be a hazard to them in the spring.

PUBLIC SAFETY

Whilst we would have no objection to a private one off event being held at this venue the current proposal is for a very large event and the proposed site does not have suitable access. We question whether the site is big enough to hold such a large event which has previously been held at Westpoint, Exeter. This we consider is very much a public safety issue especially as the minor road into the site is (A) on a known dangerous corner, (B) very narrow and (C) has no turning space. This is contrary to the application as the one way system indicated is going through private land to return to the main road. As far as we are aware the owner of the private land has not been consulted and will not be allowing access. However, Butchers Moor Lane does carry on through 'Wood Roberts' but we should point out that this road has very limited passing spaces, is even narrower, full of pot holes and extremely difficult to navigate at night. Access for emergency services is severely compromised, especially in the event of a large scale emergency. We are also concerned there is a potential fire risk as the site is extremely untidy.

THE PREVENTION OF PUBLIC NUISANCE

We are concerned about the noise from such a large event as this venue is close to our farm buildings which house milking cows. If our cows are upset their milk yields will reduce, they may struggle to get in calf or indeed if they are in calf they are more likely to abort. All of this has financial consequences for us and indeed may not be apparent for some time. Whilst this is not a public nuisance in itself it does have implications for our Manager (and other staff) who lives on site who will have to deal with any consequences.

We should also like to point out that we have never been consulted by the Cornwall Events Hire Limited

and only found out on Friday 13th October, 3 days before your 28 day deadline. It would appear that Cornwall Events Hire Limited have not been open and honest with their immediate neighbours and we feel that by granting this license you will be setting a precedence for future large events to be held at this totally unsuitable venue.

Yours faithfully

Bill and Jan Blake
AND Chris Blake

Mr and Mrs W T Blake


From: [REDACTED]
Sent: 16 October 2023 14:38
To: Licensing
Subject: RE: Licensing email

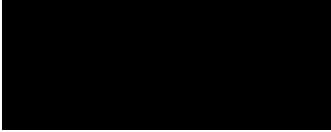
Cornwall Event Hire Ltd
Grid reference 0230 262496 109556

I would like to object to the following application as there is in close proximity to the proposed site, a school, a retirement village and several businesses, all of which is concerning. The welfare of the children, several of the businesses have valuable equipment, peace and tranquillity of the retirement village would be severely disrupted crime increase greatest fear.

Yours Sincerely

Mrs V. M. Sidley
Sent from Mail for Windows

From: Michele Poole [REDACTED]
Sent: 16 October 2023 16:01
To: Licensing
Subject: RE Application for premises license - Cornwall Event Hire Ltd, land on South-east side of Kinangop, Winkleigh.



Dear Sir/Madam

I am not in favour of these premises being given a Premises License as I only found out in the last 48hrs of there being an Application being made. This was not advertised by the owner of this land in the correct way, the 1 poster is on the gate which you cannot see when passing if the gate was open.

I was originally informed that it was only for 3 events during the next year. So I wondered why go for a full on license why not apply just for those 3 events. Also all the times given did not add up just for 3 events. My initial reaction was what about the safety of people getting to this venue that might be on foot, because of the locality of the premises down a very narrow road off of a dangerous blind corner junction. This road and the road up from the village are unlit. Also I was told it would be for approx 500 people, then to day I find out that the plan is for 1,500 - 2,000 being moved by coaches to the venue.

There are 42 full Residential Homes here at Four Seasons Village on Seckington Cross, owned and lived in by 90 retired people. There are new homes being sold, how can that happen if potential buyers know that they would be living with this Entertainments venue just across the road as I understand these events will be inside and outside. The noise will be awful, especially if these events go on until 2am. Noise up here on the Airfield really travels.

Thanking you,

Mrs. Michele Poole.

From: pauline metcalfe [REDACTED]
Sent: 16 October 2023 16:53
To: Licensing
Subject: objection to alcohol licence application

From Pauline Metcalfe
[REDACTED]

To Whom it may concern

I am writing to make a representation regarding the application for a licence to provide alcohol by Cornwall Event Hire Ltd, land on the south-east side of Kinangop, Grid Reference 262496 109556, Winkleigh Devon EX198DN.

We are direct neighbours of the proposed venue. The alcohol and events licence location is accessed via a single track road just off the A3124 on a dangerous bend already noted as an accident waiting to happen.

If emergency services were required to attend any residence beyond the venue it would put lives and property at further risk. This venue is not an appropriate place to hold any such event, with a single track lane hindering emergency services that might be required at the proposed venue site.

This has always been a very quiet area, with an over 50s residential park home site within 500yards. Many of the residence use this road for walks as their daily exercise.

The noise and disturbance created by events at the proposed site will destroy the peace and quiet we are all used to, as well as creating stress to horses, cattle and pets at properties nearby.

Some 200 meters away are two large areas of deep water one of which is a licensed registered fishery.

Access restrictions caused by events at the proposed site would restrict access to my licensed registered cattery which would effect my business.

Respectfully
P Metcalfe

From: Andrew Tucker [REDACTED]
Sent: 16 October 2023 18:42
To: Licensing Subject:
Cornwall E Attachments:
IMG_2384.jpeg

Andrew Tucker
[REDACTED]

Dear Torridge Licensing Team

I would like to raise an objection to the license application on Winkleigh Airfield by Cornwall Event Hire Ltd Land on the South-East side of Kinangop

I am one of the nearest neighbors to the site, I own the fields on the opposite side of the road to the event, and I run my plant hire company in the yard from there, as well as keeping horses and farm animals on the fields.

My concerns are

1

The risk to the animals which are kept within 30 metres of the proposed area there a risk of panic at loud music ,shouting ,screaming and the risk to people straying into the field with the horses causing risk to the horses and people.

2

A building which is used to store hay and straw for the animals and associated feed could potentially be a fire hazard.

3

This area is an industrial site with stacked logs and other hazardous areas.

I feel that there's insufficient room to fence the event of as the event safety plan doesn't mention fencing of the site it does mention security but the event that is being proposed is for 1600 people the plan says there will be 16 security staff. I was told that there had to be 1 security person for every 75 persons making it 21 minimum plus 80 bar staff plus management and backstage workers there is insufficient parking for employees vehicles for this event and future events. I will attach the safety plan just in case you haven't be sent this. This is background information but it shows a lack of room for this and other events. As proof of this I will send the event safety document in 2 subsequent emails (it is too large a file size to send in one)

4

Exit from the site for the coaches after dropping of the party goers has been proposed to be through my yard permission has not been given or asked for and will not be permitted. Unloading and unloading of

the coaches will be on the road causing holdups to other traffic which could disrupt local businesses and residents.

5

The access down Butchers moor lane is far from satisfactory for the vehicles that he has and they are regularly parked on the road disrupting the road use, sometimes to load and unload, and there is a shortage of off-road parking for this site as it is.

6

Other safety issues that are numerous are barbed wire field fences, site fences and open water on two sides of the site which are within 100 meters of the venue.

7

The event advertisement was incorrectly formatted. My understanding is it should be a blue background with black lettering. Attached will be an image of the advertisement which was black lettering on a white background.

Yours faithfully,
Andrew Tucker

Sent from Outlook for iOS

Mr & Mrs Broad

16 October 2023

Dear Sir or Madam,

License Application

Land on the South-East side of Kinagop—Grid reference 262496109556

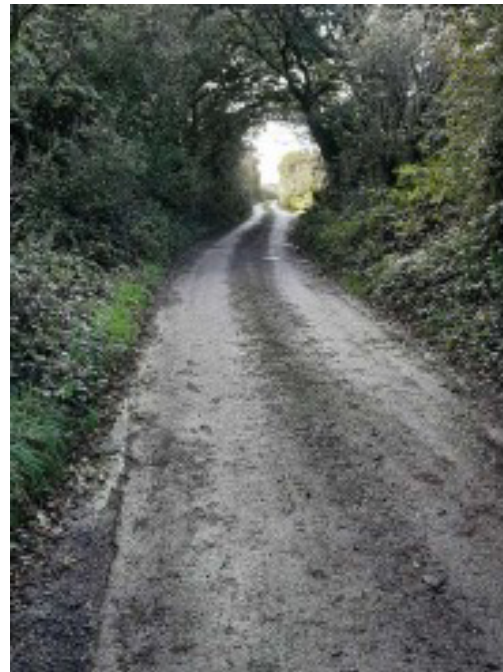
It has only just been brought to our attention on Friday 13 October, that there are plans to license events at the above referenced site.

We write to record our representation that we believe this is a wholly inappropriate site on which to hold the type of events that are proposed. This representation is made on the grounds of:

- ▣ the prevention of crime and disorder
- ▣ public safety
- ▣ the prevention of public nuisance

The site is surrounded by agricultural, industrial and equestrian premises. The events would cause significant public nuisance in a very quiet rural location. It is fair to consider that attendees, having consumed alcohol, may trespass on to adjoining premises, presenting a public nuisance and exposing themselves to the risk of harm. It should be noted that on the opposite side of the road, i.e. less than 10m away, is an established equestrian centre where numerous horses are kept on livery.

More significantly the proposed site can only be accessed by a narrow single-track lane in either direction. The road is in a poor condition with grass growing up the centre of much of it. It is our understanding the license would allow the hosting of events for over 1000 guests. It is simply not practicable to consider that such a volume of people would be able to safely access and egress the site without causing gridlock in the lanes. The photos on the following page shows Butchers Moor Lane after turning in from the A3124 and Butchers Moor Lane looking back towards the village from the proposed site. The approach from the other direction is not as good as this and the road out to Riddlecombe is in an extremely poor condition.



In the event of an incident relating to either an accident, public order offence or fire, requiring the response of the emergency services, the attendance of such services could be significantly delayed in the likely event the lanes have become grid locked, thereby endangering the safety of the public.

Finally we would question the suitability of the site itself. We have seen plans for an event showing marquees, bars, toilets, parking, etc, on a hardstanding, however the proposed hardstanding is no more than a narrow strip of tarmac covered with detritus and broken-down vehicles.



Even if this were considered suitably and safe to host more than 1000 guests, it places the event immediately adjacent to the highway and the equestrian centre on the opposite side of the road.

Yours faithfully,

Mr & Mrs Broad

Mrs CML Kimberley.



15th October 2023

Dear Sirs,

REF: Planning application from Cornwall Event Hire LTD

Land to the south-East side of Kinangop, Winkleigh EX19 8DN.
Grid ref: 0230262496 109556

This application was brought to my attention only on 13th October I was shocked to hear that there was an application, especially for somewhere to supply alcohol and late-night refreshment, 7 days a week, to include, plays, films, live and recorded music.

Firstly, I spoke to someone in your office today and informed them that the actual application was not in a prominent position for people to see. For quite a while there had been a White van parked in front of the gate the sign was on, making it impossible to view. However now the van has gone but the gate is open and so, again not clearly visible to be viewed and in fact one must stand on the site (Private property) to ready it clearly. (This has been changed as of the 15th of October) But I would like to say I don't think there has been fare time for objections to this planning application because of these reasons.

The village of Winkleigh, which is growing with the times, really does not need an establishment like this. Our village has 2 very good pubs, both very different to each other and able to offer great value and community spirit, one of the pubs puts on live music on a regular monthly basis throughout the year. There is also a coffee shop and Sams Cider who also do some entertainment. The area where this applica3on has been suggested, is in fact the old airfield, this land use to have an agriculture 3e on it, this was subject to a change of use planning applica3on in 2020.

***Proposal: Change of use of poultry farm building to sui generis for marquee business.
Decision on 5th August 2020***

I draw your attention to these plans being subject to following conditions:

3. No display or storage of goods, materials, plant, or equipment shall take place within the site curtilage other than within the building without the further grant of planning permission.

I would also like to draw your attention to number of vehicles stated on the application, as being 2

REASON: In the interests of the visual amenities of the area and the site security

There are other businesses and homes, on this part of the airfield that would clearly be impacted by this new application.

1. There is a cattery at Kinangop, horses are on this part of the airfield and this road is regularly used by homeowners and farmers who live further along it through Wood Roberts.
2. This land also adjoins the boundary of a dairy farm, there is a water course that runs between these two properties, and I would have serious concerns about water contamination, if not now, certainly in the future, please note this water course runs down a valley and joins Hollocombe Water.
3. Rat infestation and therefore disease.
4. Animal welfare – speaks for itself surely with noise etc.
5. Butchers moor lane would be the access road to the site, its small and on a very dangerous bend (Secklington Cross), the junction is on the A3124 (60 mile an hour road) this would potentially be a serious risk to life for walkers and other road users.

but not only that, quite frankly, how will Torridge Planning oversee this site? It seems to have been very remiss in doing so, so far about the Planning application of 2020.

With the state of this site right now, I feel it would be very unwise and unnecessary to grant this planning application. The owner has clearly flouted his responsibility and is breach of his planning consent, why would Torridge Planning even consider this application?

Questions –

1. Where exactly would the events take place? Is a permanent building being erected (No plans) so would it be Marquees? Baring in mind, this area is very open and gets extreme winds.
2. Health and safety issues? Regarding the above.
3. Parking? Where? How many cars? How many people?
4. Where are these people coming from?
5. Have the police been consulted?
6. Lavatories? I go back to water contamination.

I strongly suggest a planning officer visit the site.

I am sure there are plenty of other concerns, that other folk will bring up.

I have attached images of the site these were taken today (13th October 2023).

I would like it noted I am completely against this planning application.

I may also add that Mr Alex Phillips who is the owner of the site is a Winkleigh Parish councillor.

Yours Sincerely

Mrs Catherine Kimberley

We, the undersigned within the attached petition document are most concerned and upset about a licensing application currently being considered by Torrington District Council in respect of Kinangop Farm, Butchers Moor Lane, Winkleigh EX19 8DN.

In 2020, a planning application was approved by Torrington District Council, allowing a change of use of the premises from a poultry farm to a marquee hiring company, currently trading as Cornwall Event Hire Ltd. A search of Companies House records indicated that there is a single director for this company, Mr Alexander Phillips who gives an address of The Ship, 132 High Street, Crediton, EX17 3LQ.

There is now a further application from Mr Phillips in which he requests permission to use land and premises at Kinangop Farm for the purpose of large music events. It is only recently that I have been informed about this proposal which, I believe, has been granted outline permission for up to 20 events each year, at which between 500 and 1500 people are planned to attend for each event, which will be allowed run until 2am in the morning, following which this large number of people will leave.

Homes in close proximity of the planned events location, at Four Seasons Village, Winkleigh and elsewhere, are situated off the main A3124 road, the entrance to which approximately 150 yards northwest of Seckington Cross, a crossroads that provides egress onto the A3124 from Butchers Moor Road. This is a very busy road that carries a large number of heavy goods vehicles and, because of limited vision, is a particularly bad junction from which to emerge onto the A3124 from Butchers Moor Road.

As the crow flies, the distance between Four Seasons Village and Kinangop Farm is under half a mile (measured on Ordnance Survey Explorer map 113 – 1:25000 scale), with open ground and minimal variation of land height between the two locations. The distance between Kinangop Farm and the village itself is approximately three quarters of a mile.

We therefore have a number of concerns which we are hoping you might be able to advise and assist with:

- Music Noise. With such a small distance between the two locations, and the ground in between being relatively flat, it is likely that amplified noise from music events will be such as to cause annoyance, distress and suffering to many residents of Four Seasons Village, many of whom are elderly, of retirement age and beyond. We believe that, because these events will be held within marquee settings rather than fixed buildings, with minimal substantial construction, this will severely impact the extent and volume of noise.

- Livestock. Animals, including sheep and horses, are kept in buildings and land adjacent to Kinangop Farm and are highly likely to be disturbed and distressed by the cumulation of noise from loud music and large numbers of vehicles.

- Parking. Even at the lower level of proposed attendees – 500 – this is likely to mean that 150-200 motor vehicles of varying size and type will need to park. Butchers Moor Road is a very narrow lane, little more than 10 feet wide in places. There is no natural area for the parking of vehicles. Human nature is such that people may look to park “wherever they can” raising the potential for parking on the road and verges and, as a result, raising the likelihood of obstruction of the road and damage to verges . This problem would be immeasurably

exacerbated by larger numbers of attendees. It has been mooted that some sort of “park and ride” system might be operated with buses used to ferry people to and from the parking and Kinangop Farm. Because of its narrowness, Butchers Moor Lane is wholly unsuitable for buses to be used for this purpose. Additionally, given the time that it would be intended for at least some events to finish – 2am – and the fact that Butchers Moor Lane is so narrow and completely unlit, it raises another important issue; that of potential risk to pedestrians using the lane at times when vehicles are arriving, or attempting to leave.

- Vehicle and pedestrian noise on leaving. It is likely, even probable, that attendees leaving events such as those planned, would not leave quietly. There would be a great deal of, even unintentional, noise. Given that, as mentioned above, that the distance from the junction of Butchers Moor Lane at Seckington Cross to the entrance of Four Seasons Village is only 150 yards, and indeed, that the location of some of the park homes therein is far less than that with only a row of trees and hedging separating buildings from the road, such noise would only add to the distress of residents who would already have endured several hours of loud music,

- Disruptive behaviour. Alcohol will be available to buy on site for event attendees. History shows us that alcohol-fuelled disruptive behaviour, and the potential for substance misuse is likely, even if only from small numbers of attendees, which would again add to the distress of nearby residents. Agricultural businesses adjacent and nearby the proposed venue e.g. logging activities and farm machinery, together with the presence in substantial numbers of grazing animals, raise safety concerns for attendees who might be under the influence of alcohol or substances, particularly because, outside of the event itself on the public highway, supervision from police or stewards is unlikely to be a feature. Bearing in mind that, as already indicated, many nearby residents are elderly, the worry factor to them of the possibility of disruptive behaviour would be extremely stressful.

There are also concerns that any conditions imposed as part of any approval of licensing/planning might lead to non-compliance. As an example, when planning permission was granted in 2020 – application number 1/0244/2020/FUL - allowing a change of use of the premises from a poultry farm to a marquee hiring company, one of the conditions imposed was that “No display or storage of goods, materials, plant, or equipment shall take place within the site curtilage other than within the building without the further grant of planning permission. Reason: In the interests of the visual amenities of the area and site security.”

I have attached photographic evidence of the site, taken on 3rd November 2023, which show that this condition has been blatantly ignored, a clear non-compliance with the condition that was imposed in 2020. I have also included photos which show the limited vision of driving from the junction of Butchers Moor Lane onto the A3124 and also the narrowness of Butchers Moor Lane itself.

Yours Faithfully,
Mrs Julie Mustafa

Kinangop Farm showing current state of storage, vehicles and buildings





Photos showing narrowness of Butchers Moor Lane





Photo showing 1:25000 map indicating distance (less than half a mile) between Kinangop Farm and Four Seasons Village



From: Maurice Holland [REDACTED]
Sent: 27 December 2023 14:27
To: Licensing
Subject: Objection to Cornwall Event Hire Ltd, application

Dear sirs,

I wish to formally complain about the proposals put forward by the above company for licensing of an event centre with associated drinks , plays film & dance at a venue Grid Ref 262496 109556 Winkleigh.

I live at Four Seasons Village (a retirement village) located within 700m of the planned proposal. The noise created by these amounts of people (500 has been mentioned) would be intolerable. Secondly the access to the site, is through a very small lane, (1 vehicle width) with very limited passing places, and amount of people/traffic this would involve, would be quite intrusive and intolerable. This lane junction is directly out onto the A3124 road, and is extremely difficult to negotiate safely across that section of road.

Yours sincerely
Maurice Holland
Sent from my iPad

From: Denise Lucas [REDACTED]
Sent: 28 December 2023 16:26
To: Licensing
Subject: Cornwall Event Hire Ltd

I have been made aware of the above company applying for a drinks licence.

We live at Four Seasons Village which puts us about 700 yards away from the fields where the events will take place.

We moved here for peace and quiet in our later years not to be subject to all the noise this will produce.

We feel this totally unacceptable in such a restricted area with regards roads as there is one small lane accessible to these fields. We would not be able to walk down the lane anymore for exercise.

Regards

Mark and Denise Lucas
Sent from my iPhone

From: Bt [REDACTED]
Sent: 29 December 2023 13:04
To: Licensing
Subject: Drinks licence application

Dear sir or madam

With reference to the above application by Cornwall Event Hire Ltd on land on the southeast of Kianangop grid ref 262496109556. The land is very near to Four Seasons Village where I live, I am concerned that this will create a lot of noise also the lane leading to this site is not suitable for several vehicles to use. Several horses are stabled opposite the site which would cause them distress. The existing site is used for Marquee equipment and looks very untidy so it seems they are not abiding by the rules of licence at the moment which makes me weary of granting them drinks licence.

Cynthia Thatcher
Miss C Thatcher

Sent from my iPad

From: Brenda Jones [REDACTED]
Sent: 29 December 2023 13:58
To: Licensing
Subject: Cornwall Event Hire Ltd

I strongly object to this application. Reasons being events allowing for over 500 people to attend. The approach to this venue is a single track country lane. On leaving the venue using the same lane until Seckington Cross which is a dangerous junction with poor visibility to the right. Since Cornwall Event Hire Ltd has occupied the site it has become an eyesore and ruined a very pleasant country walk.

Sent from my iPad

From: Linda Davidson [REDACTED]
Sent: 30 December 2023 15:06
To: Licensing
Subject: Application for planning and drink licence Butchers Moor Lane.

We are opposing the application of Cornwall Events Hire Ltd referring to Land South East of Kianangop with grid ref: 262496109556.

We live on the Four Seasons Residential Park

Butchers Moor Lane is a perfect "amble". Quiet with little traffic. It's a very narrow lane, one car width with minimal passing places and starts from an already very busy junction. If this licence is granted most of the residence of 4 Seasons will have to stop their daily walks because of constant traffic.

Music until 2am in a marquee will mean uncontrolled noise (and perhaps a few drunken drivers ???). Noise travels far and wide here on the airfield.

Cornwall Events Ltd. have a premises further along the lane which is a blot on the landscape. Discarded vans, lorries, trucks and piles of rusting equipment make it an eyesore!! Please give serious consideration to this matter for the sake of the many retired residents that live nearby.

Kind regards..
Mr and Mrs Davidson
[REDACTED]

From: Sharon Newell [REDACTED]
Sent: 02 January 2024 06:48
To: Licensing
Subject: Cornwall Event Hire Ltd - Land on the South East of Kianangop Grid Ref: 262496109556

The above company are applying for a Drinks Licence and Planning Permission for a Events Centre, which would take place outdoors.

We residents residing at Four Seasons Village are very close to the proposed Event in Farmers Frank Lane, which is where a Chicken Farm used to be.

This would have a massive impact for us and surrounding properties, especially as it would be outdoors and noise carries far and wide across surrounding fields and the old Airfield, especially at night time.

I do not understand why there would be events 7 days per week, with 3 events per year, with 500 people, supplied with alcohol and entertainment from 07:30 to 0:2:30, this would be a nuisance and how would the noise be controlled after midnight.

The road is a very small lane, only wide enough for 1 vehicle and comes off a very bad junction.

I and all residents at Four Seasons Village are opposed to this being granted. We are elderly people, with some of us in poor health. This would also impact so many others, in what has been, up til now, a lovely quiet rural place to reside.

I hope this representation, along with others, who are also very strongly against this application being granted, will be enough to stop something that will have such an impact on all our lives.

Kind regards

Mrs S Newell
[REDACTED]

From: angela findlay [REDACTED]
Sent: 18 October 2023 12:14
To: Licensing
Subject: Cornwall Event Hire, Winkleigh
Attachments: A Phillips planning Permission.pdf

Dear Sir or Madam

Ref: Cornwall Event Hire Ltd, Land on the South-East side of Kinangop, Grid reference: 262496
109556

OBJECTION

I am very concerned about this application and Object to this application for a number of pertinent reasons.

1. Vulnerable People living or being educated close by - Fours Season park home is approximately half mile away and is populated by mostly elderly people some of whom access the village by mobility scooter. Even nearer there is Acorn school, A school for vulnerable children with behavioural difficulties. Having been a head teacher in field for 25 years and working with for over forty, I can assure you from own experience the site will be a magnet for such vulnerable children. This will in turn reduce chances of the young people improving their impulsive behaviour and put an extra, unwarranted burden of the staff.

2. Environment - Kinangop is close to the Village of Winkleigh. The residents will inevitably be affected by noise and light pollution and increased volume of traffic.

3. Access and egress - Kingagop is only accessible by narrow country lanes, replete with pot holes, overhanging trees, hedges and other vegetation, and a high volume of agricultural vehicles. The cross roads at Seckington Cross, coming away from the proposed venue is already difficult to navigate due to speed of traffic on the A3124.

4. Pedestrian safety - Local people attending are hopefully, likely to walk to avoid being breathalysed. Torrington Road has no street lights or pavements. Attendees returning home may be under the influence of alcohol, adding the the risk of injuries and fatalities.

5. This sort of venue will inevitably lead to increased crime; violence whilst under the influence of drink or drugs.

6. Live stock - In the adjacent fields are cows and sheep. The noise, light pollution and increased traffic will affect the animals health especially when pregnant

7. Current functioning of the site and its owner Alex Phillips Owner of Western Event Hire, now renamed Cornwall Event Hire has flouted Planning regulation which granted change of use, May 2020, (attached) on condition that his chairs, tents, beer barrels etc. were stored inside, out of sight, to that end he has stockpiled a dozen lorries to act as storage facilities, but unhappily neither he nor his workers use the storage provided. The site is an unholy eyesore and a health and safety hazard. I fear for the safety of his workers daily.

Before any decision is made, I urge to please make an unannounced visit, when you will see for yourself

that I have not over estimated the problems. Finally given his track record in ignoring Planning Regulation, his extremely relaxed attitude to the safety of his employees and his absolute disregard and care for the county side and the environment, that not only should this application be rejected but his whole modus operandi looked into by health and safety, environmental protection and planning enforcement, in order to protect his staff and the environment.

Angela Findlay



From: Marion Trehy [REDACTED]
Sent: 02 January 2024 17:32
To: Licensing
Subject: Cornwall Event Hire Ltd. - Land South East Of Kinangop, Grid Ref:262496 109556

To The Licensing Team.

It has come to our attention that the above company intend to apply for a Licence for "Licensable Activities" on the above land.

I list my concerns as follows:-

1. It is with shock and dismay that the proposed area where this licence is being requested is down a single track lane, where increased traffic would cause dangerous situations, especially as there is also residents and animals kept in this area and where people go for leisurely walks.

2. The single track lane runs from a corner of the A3124, where there is a School and bus stop.

3. There are already two public houses in Winkleigh and other premises with licences.

4. The time of these activities seem misleading when read:-

Supply of Alcohol, Monday to Sunday 07.30 or is this meant to be 19.30 pm to 02.00 am.

The same question of time applies to Late Night Refreshment, Live and Recorded Music.

5. We cannot believe that the licence will be restricted to a maximum of 3 events, exceeding 500 attendees per calendar year. This type of application is the thin edge of the wedge. It will NOT end with just three. No one invests money for this type of venue just for three events.

6. My husband and I moved to Four Seasons Village for peace and to be among residents of a similar age. Before moving here I had been going through 18 months of Cancer treatment, my husband had a quadruple heart by pass and he is suffering from Dementia, and excessive noise from this proposed area, which will also include outside music, and is approximately 700 yards from our home would bring stress to both of us and others at Four Seasons Village.

Finally, Winkleigh is a lovely village with friendly people and steeped in history from Saxon times. Please respect what we have here, because all too often these venues can turn into Rave venues

Mrs M. and Mr J Trehy
[REDACTED]

From: Steve Coles [REDACTED]
Sent: 03 January 2024 12:45
To: Licensing
Subject: Cornwall Event Hire Ltd

Dear Sir or Madam,

I wish to register a licensing representation opposing the Cornwall Event Hire Ltd application.

Living in a community valued for its peace and quiet approximately 750 yds from the proposed site I have grave concerns as to the effect of any such approved licence will have on the local area. Both in terms of generated event noise and impact on the single-track lane access to the site.

This application is exceedingly broad in its scope for what appears to a site without permanent facilities within a relatively open area (Ex Airfield) where sound carries.

Whilst the application requested is limited to 3 days per year of 500 plus attendees, live or recorded music played any day of the week from 07:30 to 02:30 will regardless of the level of attendees has the same impact on the local area.

As an example, a wedding event with a live band is no noisier if 499 people attend rather than 501.

The level of attendees impacts the traffic flows locally and not the noise impact.

It is hard to understand what Play/Movie would last from 07:30 to 02:30 even with intervals.

The application appears to support the contention of an open-air events pub with a permanent late-night extension for 365 days a year, it hard to see what real benefits this will bring to this area.

It will only be a 'no limit' attendee's events 3 days a year providing no reduction of the negative effect that may result should all related applications be approved.

Whilst these issues maybe considered only be planning issues, the approval of this licence could be argued to strengthen any planning application.

Please could you lodge this opposing representation.

Regards

Stephen Coles

[REDACTED]

Dear Sir/Madam, **Cornwall Event Hire Ltd-- Licensing Application**

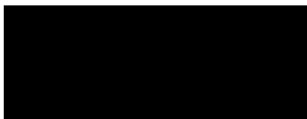
We are making a representation against the licensing activities proposed by Cornwall Event Hire Ltd on land to the south-east of Kinangop, grid ref: 262496 109556, on the grounds that the licensable activities would have an adverse, indeed disastrous impact on the prevention of crime and disorder, public safety, and the prevention of public nuisance.

The proposed site for these activities lies at some 400m along Butcher's Moor Lane, a single-track thoroughfare that runs from the A3124. There is no room for more than a single vehicle at a time, nor is there any parking or street lighting, so pedestrians have scant refuge. Tailbacks in both directions would be inevitable and traffic would very quickly back up on to the A3124, an unrestricted road, resulting in hold-ups on all routes surrounding the village of Winkleigh, while at the same time blocking the access for any emergency services, should they be required.

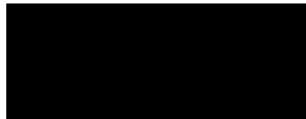
The proposed site has been a blot on the landscape ever since Cornwall Event Hire (Western Event Hire) took up residency and looks more like an unregulated scrapyards than a respectable business, with equipment and old vehicles scattered haphazardly and the whole surrounded by barbed wire fences, a totally unsuitable area for the sale and consumption of alcohol. The screening that was erected following earlier residents' protests has long since blown down and now lies in tatters, unattended on the ground and screening nothing. This is a highly dangerous area for any one to be in, let alone any one under the influence of alcohol, no matter how little they may have consumed. The whole concept would be little more than a legalised rave and a hotbed for mischief.

Although the proposed licence would be restricted to a maximum of 3 events exceeding 500 attendees per calendar year, this could be interpreted to mean that there would be no restriction at all on events of 500 attendees or fewer, so the supply of alcohol, plays, films, dance and both live and recorded music could be licensed until either 02.00 or 02.30 hours on any day of the year. Back on the A3124, a little less than 400m away as the crow flies, (or as sound travels), lies Four Seasons Village, a retirement community established more than 20 years' ago. Additionally, there is a large number of detached residences in the surrounding area, many of which keep livestock of one kind or another. For all these residents and anyone else within earshot of the proposed activities, the level of noise nuisance, sometimes until 2.30am, would be off the scale.

Yours faithfully



R CLEAVE



S. CLEAVE