

Eversfield Manor Representation

Objection 1

Our objection to this application for alcohol and music licenses for these premises is as follows,

The premises with the address given are holiday let cottages that accommodate a maximum of 18 guests in the grounds of a private residence for which it is impossible to see any requirement or need for licences

The premises is located on the side of a quiet rural valley directly opposite the quiet isolated village of Bratton Clovelly which means any noise generated by music or even loud voices would create a nuisance to the whole village as sound travels across the valley very easily, this especially true for any outside activity which would need illumination and create light pollution as well.

There have already been complaints about noise generated at the premises and it is impossible to see how the granting of licences would not increase the number and severity of complaints.

The website associated with these premises mentions weddings, this could only take place outside or in a marquee with the outcome of increased noise and light pollution and the possibility as is fashionable of fireworks which would be totally unacceptable in a farming area with livestock and local wildlife. The increase in traffic on a dangerous narrow country road would also be a public nuisance.

Objection 2

The following information sets out the likely effect of granting the application on the promotion of three of the four licensing objectives.

Introduction – The application

Eversfield Manor Cottages, a self-catering complex, has grown without direct neighbours and other residents in the village being aware of the scale of the operation, mainly due to no planning applications being submitted for the significant changes being made therefore the information on the site was not in the public domain. Some of the change of usage and development of the accommodation was completed just in 2019 but still has some ongoing works to the pool area.

The application appears to have not been advertised in accordance with the application requirements, and the neighbours and other affected residents had no contact from the owners of the complex to discuss and communicate their intentions and allow discussion and possible compromise prior to the application. This could have negated the need for a lot of worry and upset. WDBC licencing process states *'Applicants should consider the benefits of exceeding their statutory consultation requirements by proactively seeking the views of parties This includes proactively liaising with local residents, local ward councillors, businesses, and responsible authorities'*

None of which has happened. Indeed, it would have gone completely unnoticed if a neighbouring parish council had not seen the application. Also, it would be good to know what newspaper it has been advertised in, a requirement of the licence application and what the different responsible authorities, interested parties determined when contacted by the applicant, as required?

- **The prevention of public nuisance and the prevention of crime and disorder**

The noise from the complex was an issue in summer of 2020 and 2021 when more of the outbuildings must have come into use, with the loud music and noise coming from what is now understood to be a growing holiday complex. Evidence (from reviews submitted online) demonstrates that they have, in the past, been given free rein on the amount of noise they can make. The position of the property means the noise carries beyond the directly affected areas and encompasses the village, **notably a conservation area**. This is a problem during the day for those that are retired or work from home but particularly distressing in the evening and into the night.

There are bookings from large family groups, corporate team-building, weddings, hen/stag parties, etc which have partied outside and into the night. The continuous and unreasonable noise and disorder has already caused substantial interference in the use and enjoyment of residents' property in their homes, gardens and sleeping, both of very close neighbours and those in the village which is actually much closer to the complex than stated on the application form. It must be made clear that the application is misleading in

its distance of half a mile to the village. Half a mile in each direction would actually be on the far outskirts leaving the village. The centre of the village is less than 400m from the property. We are adjacent for 100m of our garden and theirs.

The neighbours did, on separate occasions, have to speak to the guests to reduce the noise levels.

A premises licence has the potential to exacerbate the problem and selling alcohol until 2300 hours, and extended to 1am on 30 separate occasions, could result in drinking and associated anti-social behaviour, especially noise, continuing well past this time as guests return to their accommodation or elsewhere **on or off the premises** to continue the nuisance, as they have already done. The very nature of the business means there is no closing time to the premises or the surrounding grounds which is for full use by the customers. How would this be managed to stop any further noise nuisance or disorder past the cut of time?

I can only see this as escalating, with long hours to be able to buy and consume alcohol, both on and off the premises.

With the Covid 19 pandemic many people, including myself and my husband, both work from home and should not be subjected to loud music and guests shouting and screaming during the day and even more so at night as sound carries. Good sleep and time in the garden have proven so beneficial to mental health during the pandemic and this should be part of the consideration when allowing on and off premises alcohol sales and all day live and amplified music in a quiet rural village, where residents have chosen to live because of this.

The property is also surrounded by farmland with cattle, sheep, and other animals, including protected wildlife species, such as owls and bats, which will be affected by the inevitable increase in noise associated with the extended sale of alcohol for 7 days a week from midday and by default the permission for loud music. There has been no consideration of this in the licence application or through planning consent where ecological impact assessments are mandatory.

- **The protection of public safety**

There have been several instances recently in the village where objections have been raised to any increase in traffic or noise and this is no different. The additional 20 to 22 people, plus any visitors, results in higher numbers of cars using a dangerous entrance/exit (a bridleway and farm track) This has previously been highlighted as problematic by highways, in a previous planning application in 2001 (1829/2001/OKE) for a sand school at the premises, with the decision to limit lessons to only 5 a day to keep the traffic to a minimum for safety concerns. With no planning applications having been submitted, this additional traffic has been overlooked and is an accident waiting to happen as the entrance/exit to the complex is onto a blind bend in a 60mph single track road with no lighting or pavement.

In summary, our representation is for the prevention of public nuisance as defined earlier from the noise, which is already a problem, and for public safety associated with the increase of traffic for such a large number of guests on the local, poorly maintained roads, who will, of course be attracted by the licencing and increase in alcohol consumption. Additionally, there are no amenities such as a shop, post office, public transport so driving is the only option for the guests. This is unreasonable in this peaceful, rural village, in

Objection 3

Noise- Eversfield Manor is set towards the bottom of a natural bowl facing the village, this means any noise from the premises rolls across the village and around the surrounding hillside. The late and daily nature of the licence means that this nuisance noise, from people who may have been drinking most of the day and from live music, could continue daily from lunch time until 01:00hrs, and until 02:00 for up to 30 occasions annually. This is a deeply rural community and such noise is detrimental

to locals and wildlife alike, as well as local businesses that offer peaceful retreat. Due to the geography of the location, this nuisance is not restricted to immediate neighbours, but affects the whole village.

There was also a concern about public safety with guests coming and going from a small farm track onto the main Bratton Clovelly road at a spot that DCC Highways recognises as a danger point.”

Objection 4

The following information sets out the likely effect of granting the application on the promotion of three of the four licensing objectives.

Introduction — The application

Eversfield Manor has direct neighbours and lies less than ¼ of a mile from the village centre, in itself a conservation area. The application is entirely wrong to suggest it is half a mile from the village. In fact you'd be leaving the village on all three roads within half a mile and the impact of noise, light and danger posed by the nature of the road layout to humans and well as protected wildlife species is considerable.

It also needs to be highlighted that the ongoing development on the site (currently x4 letting units for c.20 guests, swimming pool, spa, sauna etc) has not followed any planning application process and therefore has not had any engagement with any neighbour never mind statutory bodies. It also remains a private residence and has no change of use for what appears to be a growing holiday complex. I realise this is a separate planning issue but obviously the license application is to provide alcohol and live entertainment and it is clearly inter-related to the provision of accommodation and “day spa” facilities.

Also, notification was posted **outside** of the license application requirement of the property and no idea what paper this was publicised in. Could proof be supplied?

The prevention of public nuisance

Noise emanating from Eversfield has already, on a number of occasions, been a problem. Our garden borders Eversfield grounds for c.100m and is separated only by a narrow country road. The playing of recorded music during the day and night disturb my place of work at home but also my ability to sleep in the night as easily audible with windows open. The complex of accommodation extends with the building of seating areas and facilities (tennis court etc) right down to the far extent of the grounds beside us where groups of families and team building events have taken place with no nuisance limitations put in place by the owners. This is a peaceful setting and why many people move here and is incredibly impactful and simply unfair.

The prevention of crime and disorder

In our property alone we have x3 roosting pairs of protected brown long eared bats and also soprano pipistrelle roosting in the external slate hung façade. Of an evening the mating and hunting calls of many other species, some further protected by UK, EU and international law i.e. the Barn owl, can also be heard. The summer is not only the main time for holidaying guests to arrive but also these protected species to mate, roost and forage in this beautiful landscape with adequate habitat, minimal light and noise levels. Bats and owls are after all acoustic foragers and can be seen in plentiful numbers at dusk not just on our property but well into Eversfield and surrounding woodland/hedgerow. How are these likely to be impacted and what ecological impact

assessment has been made by the owners on wildlife? It must be highlighted that this would have been a statutory obligation under planning to understand.

On reading the fuller license application it becomes apparent that the already totally unacceptable timings for provision of alcohol and entertainment (on and off premises!) are extended on 30 days of the year with alcohol sale and refreshment until 0200hrs and live music until 0100hrs...on and off premises for the former 2! With guests bringing their own alcohol to the accommodation units the likely increase of not just nuisance but breach of the peace and disorder are clearly elevated.

The protection of public safety

Access to the property is via a very dangerous 'S bend' from the road and on to an unmetalled bridle way. There are no lights, no pavements, on a hill and high hedging on both sides.

This is why there already exists a Highway Safety concern under a conditional planning consent granted in 2001 (1829/2001/OKE) to permit only 5 additional vehicles per day to a riding school the previous owner put in place.

This has been totally disregarded by the current owners who have built x4 accommodation units for c.20 people as well as providing day-spa services, corporate team-building and weddings.

The danger to life is high to not only the guests unfamiliar with this stretch of road and the nature of our daily rural traffic (tractor and trailers etc) but also the many pedestrians, cyclists and numerous dog walkers using the beautiful bridle way that forms a circular walk around the village. The applicant drawings state that this is a "By-road". That is nonsense with no way any traffic could get past the farm at the end of the lane before it turns into a track passable by foot or bike only.

This is a serious concern and the danger to public safety from a business in breach of planning consent with no regard for safety of villagers and guests despite Highways having already assessed the danger.

I could also add that there is a deep pond that the current owners have excavated on the SW boundary of their property where they detail "wild swimming" as something to enjoy. I don't need to detail how swimming and alcohol do not go together but it reveals an ill thought through development complex and license application that has engaged no-one locally despite the owner being the chair of the parish council.

Summary

This is wonderful, peaceful village with abundant wildlife and charm that is attractive to live and work in. The license application is wholly inappropriate for a private dwelling with direct neighbours and close to our village centre by introducing noise and light pollution impacting on many neighbours and protected species but perhaps more than this, introduces risks to public safety. I object in full to the application as requested.

Objection 5

I wish to object to the Licensing application for Eversfield Manor Cottages as excessive, inconsistent, and incomplete:

- Rather than seek a licence for residents and guests only, the current application would enable alcohol to be sold to and consumed by any member of the public.

· Rather than seek a Premises-only license to include all areas of the property that residents and guests might reasonably use to consume alcohol, the application defines the Premises as specific areas and seeks an Off-premises license for everywhere else which would enable alcohol to be consumed outside the property.

· While the Standard timing for the supply of alcohol ends at 23:00, the supply of late-night refreshments will continue until 1am every night. Realistically the consumption of alcohol is likely to continue into the early hours.

· The application includes Standard timings for live music between 12:00 and 23:00 and additional amplified music until 24:00 every day, all year, with un-amplified live music until 1am on 25 occasions and, although unstated presumably amplified, live music until 1am on 5 occasions. Amplified live music is particularly intrusive. Up to 13 hours of intrusive, amplified live music is excessive.

The application should be defined to closely support the accommodation, catering, wedding, spa and sauna activities offered by the applicants rather than this as-broad-as-possible application.

Furthermore, I object on the following grounds:

(a) prevention of crime and disorder;

The application includes the late-night supply of alcohol on and off the premises, the latter increasing the likelihood of intoxicated driving by non-residents.

(b) public safety;

Access to Eversfield Manor Cottages is by a rough, un-tarmacked, track/bridleway shared with pedestrians and horses which opens on to the steep rural road at a dark and unlit junction, a little way from a sharp bend. This was of concern to Highways for a previous planning application as the potential for a serious road accident is high.

(c) the prevention of public nuisance;

The application includes the provision of late-night live music and the supply of refreshments and consumption of alcohol until 2am on 30 occasions per year. There is no stipulation that this would be indoors. Prior experience of the noise from events held at Eversfield Manor confirms that this would cause a material nuisance on an excessive number of occasions and is wholly inappropriate in such a quiet rural environment.

(d) the protection of children from harm

The applicants' family include young children living in the same premises. How are these protected from intoxicated guests?

It is also unclear whether the applicants have the required fire safety, hygiene and wedding licenses or planning permission for what amounts to a change of use.

Lastly, the application makes no reference to adverse effects of loud noise and bright light on bats which are highly likely to be present in such a location. Even if there is the potential, a license is required from Natural England.

Objection 6

Licensing Objective	Reason for Representation
<p>Prevention of Crime & Disorder</p>	<p>It could encourage undesirable people intent on committing crime to a small, peaceful, rural village.</p>
<p>Prevention of Public Nuisance</p>	<p>Noise, anti social behaviour, under age drinking, loud music (base sound), increase of vehicles, i.e. deliveries, customers, light pollution. Possibility of fireworks.</p>
<p>Protection of Children from Harm</p>	<p>It could encourage strong language, risk of adult entertainment, drinking alcohol, drug-taking and violence.</p>
<p>Public Safety</p>	<p>Increase of traffic on inadequate lanes. Possible risks to users of the footpaths and bridleways. Drink driving. Already one death in the locality attributed to drink driving.</p>

Objection 7

We strenuously object to the granting of the licences in this application, primarily on the grounds of public nuisance from noise and light pollution.

The location of the property is wholly inappropriate for the proposed uses, situated, as it is, in a tranquil and near-silent position (with the exception of agricultural activity), adjacent to the village. Any noises emanating from the premises travel across the valley to the properties throughout the village and potentially 365-day live music would dramatically impact on people's rightful enjoyment

of their own homes. Given the unusually quiet environment, it's not hard to visualize the impact on people's mental health if these licences are granted.

Irrespective of the application for a licence for amplified music, the granting of an on- & off-premises alcohol licence automatically confers a right to perform it, the application simply shows the applicants' intention to do so. Previous events at the property have been clearly audible to the villagers, both inside and outside their homes. The claimed half-mile distance from the village is, in fact, considerably less, but a moot point, given the ability of bass notes in particular, to travel long distances. There have already, last year, been problems with guests creating noise late into the night, with neighbours having to go and ask them to be quiet.

Furthermore, the on- and off-licences imply outdoor drinking, eating, chatter and revelry, throughout the afternoon and into the late evening. Apart from the economic damage from homes becoming near unsaleable, the potential mental health issues caused by the frustration and helplessness of one family inflicting their activities on many others are considerable.

After dark, there's the issue of light pollution – not just eroding the (thankfully) unspoilt and rare darkness for humans but for the wildlife. This is a dark sky area. Though (apparently, and inexplicably) not to be considered by the licensing authority, there are at least two woods adjoining Eversfield, plentiful in birdlife, with owl calls an ever-present background sound and large numbers of bats. The impact on their stress would be profound from light and noise. Other nesting birds would be similarly vulnerable.

The licences applied for give carte blanche for all manner of intrusive activities and, once granted, there would be little chance for reversal. An indoor dining venue – without the music – would be completely uncontroversial but, in this locale the current proposal would be potentially dreadful. The Clovelly Inn contains its noise within the building, with little impact on its neighbours, whilst this proposal seems intent on impacting its surroundings.

Secondarily, there is a genuine issue around public safety: the road access to the premises is very poor, off a road that non-locals find challenging to navigate. So much so that a recent planning application for a single dwelling was objected to, *by one of the applicants for these licences themselves*, on the grounds of access from the same 'unsuitable' road. Convoys of wedding guests arriving at and leaving the premises would have the potential for being involved in accidents with both vehicles and the many people walking the Pack Horse Trail.

We sincerely hope that this application is refused - doing so would not materially affect the existing accommodation business, but the alternative would be disproportionately and hugely damaging to the local community.

Objection 8

With reference to:-

Premises Licence Application, at Eversfield
Manor Cottages, Bratton Clovelly EX20 4JL

The supply of alcohol for consumption on and of
the premises Monday to Sunday 12:00 to 23:00

The provision of late night refreshment on and of
the premises Monday to Sunday 23:00 to 01:00

The performance of Live Music Monday to Sunday
12:00 to 23:00

We object to all 3 applications

① Road system is totally inadequate, Single Track
for most of road - 5 bends above & below Access give
little or no visibility for entrance of vehicles and exit

② The 3 cottages have provided their own alcohol so far

③ The public house in the village has and is perfectly capable of providing good food and beverage for Bratton Clavelly and surrounding areas, another alcohol provider is not required.

④ There is a danger that offsite sales of alcohol will lead to inebriated persons in the lane maybe even driving!

⑤ We have already experienced live music sound. During last summer, loud invasive and distracting music was played outside of the cottages. It caused a lot of stress and disruption with its continuous persistence.

We hope you will listen to our concerns as we feel any provision of licences to Eversfield Manor cottages will be exploited to the fullest possible effect and we will suffer noise, privacy and disruption as a result.

This E mail is in addition to a 2 page letter handed in over the reception desk at Kilworthy park at the end of June.

We feel that the access roads to the site are not being considered to be a good reason to give this application any problems.

Yes, Mr McNelis can park a large number of vehicles on his premises, but all of the vehicles will have to travel on the Boasley Road. This road is single track for the majority of its length, it has a few passing places and gateways.

Much local traffic uses this road, and often people have to reverse, sometimes uphill, to allow other vehicles through.

There are Lorries and vans and sometimes trailers additional to tractors complete with tools and trailed grass gear, on top of the cars , local and not . This compounds the problem caused when vehicles from both directions meet, and reversing of a group of vehicles is required to clear the obstacle that becomes a rolling roadblock. This then means other vehicles begin to join the ends of these blocks of vehicles, and blockage ensues, with all the delays this causes.

This already happens without the additional vehicular this application will bring , and makes the idea of having Events , Weddings , and Live Music , with the need for more vehicles to use our village roads , a recipe for disaster . The other problem is of people not attending the events, stopping and parking in our lanes, causing restrictive passage to other vehicles trying to pass on and out of the village. I personally do not wish to find my drive blocked or some of the lane ends full of parked cars, not allowing access through.

Yours in hope you will listen to our concerns ,

Objection 9

I feel I must bring to the committee's attention the incorrect application form statement about The Manor being an hotel.

The nature of the business may be viewed online at 'The Manor, Bratton Clovelly'.

I object to this licence application on three counts: noise, public safety, crime.

Noise. The Manor is already the source of considerable loud late night disturbance. The applicants' claim that no complaints have been received was strenuously refuted at the Parish Council meeting convened to discuss concerns. The Manor's enviable hillside-and-valley location funnels noise toward the village. No offer was made to host future events inside, doors and windows closed, somewhere the ambient temperature might be controlled, the acoustic tailored. If quality of performance be the aim may I suggest that few musical instruments sound better outside than in, perhaps only the bagpipes. No offer was made to gauge public opinion after any and all future outdoor events. The calls of night birds, particularly owls, have become fewer, and previously frequent daytime sightings of deer quite rare. Could it be that wildlife is being driven from the area?

Public safety. The firepit/barbeque attraction advertised has not only been created in woodland but is overhung by trees! The 'pit' is not a pit but a freestanding brazier! The site is only a very few metres from Parsonage Wood, a mature conifer plantation not owned by The Manor. There is a high risk of a potentially catastrophic wildfire being sparked. My home and others lie close to this wood. Inebriated wedding guests cremating sausages must add to such risk. The fire officer has been informed.

Crime. Rural crime is of increasing concern countrywide. There exists a correlation between noisy late night events and theft. The milling about of cars around such events helps what might normally be recognized as suspicious vehicle behaviour go unnoticed. And the event's noise almost certainly louder than that made by the thieves.

Objection 10

The main reason for my objection is **noise**. Because of the topography and the way that Eversfield sits into the hill, the sound gets transported across the valley to such a level that one can even hear a car door shutting. I am also aware that people within the village have complained about the sound of children playing in the swimming pool at Eversfield. Any noise is very detrimental to the whole village and especially to the applicants' neighbours. I refer to a failed planning application (3974/18) by the applicants to build 2 houses within their grounds and the reason for refusal of the development as having a harmful impact upon its historic landscape context.

Furthermore, I am concerned that a previous planning application (1829/2001/OKE) restricted traffic movements in and out of the site due to **highway safety** issues. I consider that any licence would create a highways danger through an increase in traffic.

In addition, I am concerned about an increase in **light pollution** and how this will impact wildlife, in particular the bat population, which includes lesser horseshoe bats (*Rhinolophus hipposideros*) that live in our neighbouring property. There is evidence that this species is especially sensitive to light pollution, even when LED lighting is used (Stone et al. 2012).

Finally, due to a lack of planning, I believe that there are no building regulations in place for a number of works that have already taken place upon the premises. I am concerned that there is a **public safety** issue relating to possible non-compliance, in particular with regards to electricity supply compliance and fire safety.

Objection 11

I would like to object to the applications for an Alcohol and Music license at Eversfield Manor, Bratton Clovelly. The sound of music at all times of the day and night will have a huge impact due to the position of Eversfield, it will carry the sound across the valley as the house sits parallel to the Village. We live in a very quiet and peaceful area, without much tourism and not many cars, it is still a very agricultural community. The impact of extra cars, driving through the Village to get to Eversfield and entering the drive through one of the worst visibility splay in the Village, is an accident waiting to happen! I feel it is an extremely inappropriate location for such a Venue and feel very concerned by the applications intentions.

Objection 12

Licensing objective: Prevention of Public Nuisance

Objection on the grounds of noise nuisance

The application states that the cottages are situated half a mile from the village of Bratton Clovelly. Not only is this incorrect – it is less than 600 meters to the centre of the village - but it fails to mention that several independent properties lie well within 600 meters of the location with the closest being within 200 meters of it. The proximity of the centre of the village and closeness of neighbouring properties were both used in argument by the applicant in an appeal against refused planning permission for application 3974/18/PIP. Noise levels experienced at previous events held at Eversfield Manor have been of considerable nuisance not only to the occupants of neighbouring properties but also to the more numerous residents of the village and there is no reason to expect functions for which the license is intended will be any different.

The license application seeks to play music until 01.00 on up to 30 occasions a year and while the application makes some provision for "restrictions", the most likely scenario is that the "indoor" premises comprises a marquee which offers no protection from noise carrying to the rest of the neighbourhood.

The noise of vehicles attending the premises at unsocial hours is also an unwelcome intrusion upon the neighbouring properties.

WDBC's licensing policy recognises the predominantly rural nature of the borough and the general higher age demographics of its residents. Bratton Clovelly is such a rural location with a higher than average number of more senior residents who live here because of its peace and quiet and respect for the environment it enjoys. Also, the area has a number of holiday lets which are sought by people wishing to experience that same tranquillity enjoyed by its residents. The ambient man-made noise levels here are predominantly low to non-existent. 2.1.2 of the licensing policy indicates an expectation that license holders (/applicants?) will display "*sensitivity to the impact of the premises on the quality of life of persons living and/or working in the vicinity of the premises*" but, in this case, the applicants have demonstrated no such consideration. Residents have the fundamental human right to the peaceful enjoyment of their property and the regular infringement of unwelcome noise into the early hours is a contravention of that right.

Far from providing opportunity, the potential noise levels will detract from holiday lettings and be detrimental to local businesses in that sector.

While the detrimental impact of noise upon the public is a major factor here, the close proximity of the premises to livestock and wildlife and the environment in general warrants the same consideration here.

Licensing Objective: Public Safety

Objection

While the location of Eversfield Manor Cottages is within the curtilage of "The Manor" (historically Eversfield Manor and known as such locally), the latter is within a short distance from the public highway with access and egress at two points, both of which are at places in a single track road with restricted vision. The planning decision 1829/2001/OKE to grant permission for a riding school at Eversfield Manor limited the number of lessons allowed per day "*in the interests of highway safety to limit the number of vehicles accessing the site*". The activities for which this license application is made and their frequency will inevitably attract a considerable increase in vehicles attending the location both for work and recreation since there is no public transport nearby. Limited parking at the premises has potential to cause overflow onto the narrow highway thus presenting a danger to other road users –particularly pedestrians, horse riders and cyclists - and restricting access of emergency vehicles. The track from which the premises is accessed is also a farm entrance and bridle path where the impact of increased vehicle usage upon highway safety was recognised in the aforementioned planning consent.

Objection 13

To whom it may concern:

My husband and I would like to lodge our opposition to the licence application for Eversfield Manor, Bratton Clovelly, Okehampton.

We live in the heart of Bratton Clovelly, we both work full-time and are concerned about the impact that this will have on our community.

The licence is for events and live music 365 days a year, for functions and weddings etc as far as we are aware. The impact of tens or hundreds of vehicles accessing the venue either via Boasley Cross or the Broadwoodwiger exit from the A30 would mean an incredibly high volume of traffic coming through very small country roads and through the village, potentially every day of the year. The road infrastructure to the village via all of the access roads is not appropriate for this level of traffic and we are extremely concerned about inevitable increase in traffic collisions, accidents, increased damage to property, access and our already poorly maintained roads, hold ups for local families and workers etc.

Significantly increased traffic through these tiny lanes would mean it was no longer safe to walk our 3 year old daughter from our house near the Church to the play area near the village hall, or to walk our dog through the village around to the field. There are no footpaths to safely walk and no possibility of the council installing them due to the historic nature of the roads and position of the properties.

Furthermore, events taking place with live music daily, until 11pm and on 30 occasions potentially till 2am would cause unbearable noise pollution to village residents. Noise carries. The Manor is situated in the valley less than 1/2 mile out off the village. A theatrical event took place at the Manor a while ago, and this was an acoustic event, but the contents of the play voiced by the cast, and the music they played during the performance was clearly audible at our home. If the proposed licence is granted, our quality of life would be significantly diminished and disturbed, potentially on a daily basis. It is assumed that the licence will be for amplified DJs and bands, which would be far louder than the aforementioned play performance. This would seriously impact on the peaceful village atmosphere in Bratton Clovelly and our day to day lives. The village pub has live music on occasion, very rarely, but it is contained within the pub and does not disturb the village at all. Large events taking place at the Manor regularly would change resident's lives immeasurably.

There is also the increased risk of criminality in terms of drunk drivers leaving the remote area at all hours of the day and night. The village is served by one public bus per week, to go to the market in Okehampton, and so visitors are generally confined to driving to and from any social event or gathering. There are very few taxi companies that serve this village due to the rural location. This would inevitably encourage people to drive whilst under the influence, and I would be gravely concerned about the impact on village residents, and our already overstretched public services such as police.

Overall, we feel that the applicants have wholly disregarded the impact on residents' wellbeing and lives, on village infrastructure, on safety and security, and on the more vulnerable members of the community, namely pensioners and children.

Objection 14

We wish to object to the Licensing application for Eversfield Manor, Bratton Clovelly, for the following reasons:

- 1) Long hours of potential noise nuisance throughout the day and night, due to guests staying on site, not restricted to the licensing hours, although the long hours will obviously make it worse.
- 2) Possibility of inebriated guests causing a nuisance in the surrounding area, not only to residents, but also to wildlife.
- 3) No consultation with villagers about the extent of the development and has planning been sought at any stage?
- 4) Very poor access to site on a blind bend, often used by tractors and farm machinery throughout the day and into the evening, which could cause problems.

Bratton Clovelly is a quite rural village and would like to remain so.

Objection 15

following a well attended Parish Council meeting the Parish Council have the following comment to make:

“Parishioners of Bratton Clovelly have expressed the following concerns –

Noise- Eversfield Manor is set towards the bottom of a natural bowl facing the village, this means any noise from the premises rolls across the village and around the surrounding hillside. The late and daily nature of the licence means that this nuisance noise, from people who may have been drinking most of the day and from live music, could continue daily from lunch time until 01:00hrs, and until 02:00 for up to 30 occasions annually. This is a deeply rural community and such noise is detrimental to locals and wildlife alike, as well as local businesses that offer peaceful retreat. Due to the geography of the location, this nuisance is not restricted to immediate neighbours, but affects the whole village.

There was also a concern about public safety with guests coming and going from a small farm track onto the main Bratton Clovelly road at a spot that DCC Highways recognises as a danger point.”

Objection 16

Eversfield Manor-Licensing and Development at Bratton Clovelly

Dear Sir

Bratton Clovelly is a small, quiet rural village.

We do not support the above application as we believe this would constitute a public nuisance because of the noise which would be heard through the village as the property is in a dip, also the light problem. A function held there a year ago could be heard by us, with the talking on the microphone and the music, and we are some distance from the property. It would be a lot worse for someone who lives nearby.

The siting of this property has already been highlighted as a public safety concern regarding access at the bottom of a hill, and on a bend.

No one in the village was given the courtesy of being told about the application

Objection 17

Dear sir/madam

I wish to object to the application for alcohol and live entertainment license at Eversfield Manor under the following reason:

* public safety - namely the increased traffic on and through the village and noise coming from the establishment.

Objection 18

I am writing to object to the license application for Eversfield Manor Cottages, Okehampton, Devon, EX20 4JF.

My first concern is the noise nuisance. The late and daily nature of the license means that this potential nuisance noise from people who may have been drinking most of the day and from live music could continue daily from 12.00hrs until 01.00hrs, and until 02.00hrs for up to 30 occasions annually. Bratton Clovelly is a quiet, deeply rural village and I feel such noise is detrimental to locals and wildlife alike. Due to the geography of the location, this nuisance is not restricted to immediate neighbours, but affects the whole village.

My second concern is about public safety with guests coming and going from the location via the small farm track which is a Public Bridleway and main village footpath route used by local dog walkers and holiday makers visiting the village. Cars merging into the main Bratton Clovelly road from this track have no way of seeing oncoming traffic or walkers until nearly fully on the road.

I trust the concerns raised will be considered in the decision whether to grant this license.

Objection 19

I am a resident of Bratton Clovelly and I would like to object to the application for a alcohol and live entertainment license, made by:

Bernard McNelis & Li Zhu

Eversfield Manor Cottages,

Bratton Clovelly

My objection to this license application is in order to prevent a public nuisance.

Last summer, a play was put on at the manor during the afternoon. Initially, when I heard the noise, I thought that my neighbours were having a party. I was surprised to learn where the noise was coming from, as I am not a near neighbour of the Manor House.

The noise generated by live music at the manor will cause a disturbance in the evenings and into the night for those who live or are holidaying in the village.

Objection 20

As close neighbours to Eversfield we were disappointed not to have previously been advised of the application for an alcohol and live entertainment license, to which we strongly object.

We have enjoyed the peace and quiet of our rural surroundings over the past twenty years and dread the thought of nearby noisy parties and associated road traffic at any time of day or night.

We are hopeful that you will decline this application.

Objection 21

I am writing to object to the premises application for Eversfield Manor,
EX20 4JF.

My reason for objecting is based solely on the live music. I believe the music will be detrimental to the village; as we all know how far noise travels and this has the potential to be 7 days a week, 11 hours a day.

I am also concerned that the application and details temporarily disappeared from the website and that no notices have been seen at the property or in the village. This leaves many people unaware of this application and its possible consequences.

Accepting this application could really destroy a quiet Devon village and I hope this is taken into consideration.

Objection 22

I would like to object to the applications for an Alcohol and Music license at Eversfield Manor, Bratton Clovelly. The sound of music at all times of the day and night will have a huge impact due to the position of Eversfield, it will carry the sound across the valley as the house sits parallel to the Village. We live in a very quiet and peaceful area, without much tourism and not many cars, it is still a very agricultural community. The impact of extra cars, driving through the Village to get to Eversfield and entering the drive through one of the worst visibility splay in the Village, is an accident waiting to happen! I feel it is an extremely inappropriate location for such a Venue and feel very concerned by the applications intentions.