

## Appendix B

**Application:** Section 17 Application for the grant of a New Premises Licence (no access to Annex4)

**Premises:** Shotley Vineyard, Frogs Alley, Shotley, Ipswich IP9 1FB

**Applicant:** Goldcrest Agriculture and Property Limited

**My details:** Mrs DR Girling School House, Church Walk, Shotley IP9 1EU

I wish to make a representation on the ground of *preventing public nuisance* which I base on the significant difference between the application and the permissions granted under DC/18/00873 which took into account an initial proposal for visitor events dated 30 July 2018.

At the moment there is no nuisance from usage of a premises that remains in development and unopened. At present there is local traffic only, as well as vehicles involved in the development of the site. Therefore I can write only about what I fear might create nuisance given the terms of, and limited to, the application being made.

I am pleased to have been able to speak with the applicant who has taken steps to reassure me about the intentions behind the application and given assurances that this 'quiet site' will be managed in accordance with restrictions set out in Planning Permissions and that further consultation is occurring with the Environment Team.

However, as unpalatable as it feels, I find I have no option than to make representation because I am faced with a formal application process that describes licencing terms that are in excess of what the management of the site requires as previously promoted, and gives rise to alarm that a much larger operation may result that would cause a significant increase of traffic/footfall and noise/poor behaviour late into the night, and consequent deterioration of the tranquillity of this quiet area.

My reasons are as follow:

- There is no limitation to the licensable activities indoors.
- Licensable activities are made possible seven days a week.
- Extent and length of hours of licensable activities on daily basis.
- Sale of alcohol until midnight for wedding events, half an hour beyond regulated entertainment finishing.
- 'Refreshments' available until 0500.
- Introduction of live and recorded music, indoors and outdoors.
- Introduction of films, indoors and outdoors.
- Introduction of online sales fulfilment five days a week.

In the absence of a Vineyard Events Management Plan, which would greatly assist in understanding the nature and regularity of weekly/daily operations throughout the year, I would seek to be reassured by greater specificity within the licence, rather than the current blanket application, which would include but not be limited to:

- Limitations to licensable activities indoors.
- Stipulation of exceptions to the opening hours of the premises such as bank holidays (assuming it will be closed M-W as originally proposed).
- Extensions to licensable activities limited to events.
- Sale of alcohol at wedding events to cease at 23.30 or earlier.
- Hours for 'Refreshments' to be significantly curtailed, if necessary at all.
- Whether there is any need for live/recorded music or films with especial regard to outdoors.
- Prohibition of any form of remotely controlled airborne structures (e.g. drones, model aircraft)

Thank you for your attention.

## BMSDC Licensing Team

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**From:** [REDACTED]  
**Sent:** 14 May 2020 21:43  
**To:** BMSDC Licensing Team  
**Subject:** OBJECTION to the Application for the grant of a New Premises Licence at Shotley Vineyard, Frogs Alley, Shotley, Ipswich, IP9 1FB

Dear Sirs

I would like to object to the granting of a New Premises Licence at Shotley Vineyard, Frogs Alley, Shotley, Ipswich, IP9 1FB, applicant: Goldcrest Agriculture and Property Limited on the grounds of Prevention of Public Nuisance. As a local resident (at Church Green Cottage, Church Walk, IP9 1ES) living close to the premises, which is in a very quiet rural area, I believe that there are a number of reasons why the granting of the licence would be detrimental to the licencing objective of preventing public nuisance.

I would stress that I would be happy to withdraw my objection if the licence application was amended to follow the guidance in Para. 4.2 of the Licensing Act 2003 Statement of Licensing Policy 2016 – 2021 which states that *“It clearly makes operational sense to ensure that planning and licensing are compatible”*. However, the licence application goes far beyond what has been approved by Babergh in the planning consent for the site, both in terms of usage and hours of operation.

Specific reasons why the licence if granted would be incompatible with the licencing objective of preventing public nuisance are as follows.

1. The licence application seeks approval for *“Sale and Supply of alcohol for consumption both ON and OFF the premises 24 hours a day 7 days a week”*. Sale and consumption of alcohol on the premises 24 hours a day 7 days a week would clearly give rise to noise nuisance from people laughing, talking and shouting, from car doors slamming and cars entering and leaving the site along a narrow unsurfaced track. There is no public transport to the site, and it is too remote for customers to access it by foot, so the vehicular movements throughout the night would cause significant noise nuisance – at present there are no vehicle movements along the access track at night at all. The premises are in a very quiet rural area, with very few vehicle movements during the day and none at night. All night alcohol sales could also lead to drunkenness and rowdy, noisy behaviour which would be very hard for the licensee to control. I understand that the applicant wishes to sell alcohol on their web site 24 hours a day, which of course would not cause any problems, but selling alcohol on site would inevitably result in significant public nuisance.
2. The applicant is seeking a licence to play *“Live Music (Indoors and Outdoors) Monday to Sunday 11:00 hrs to 23:30 hrs; Recorded Music (Indoors and Outdoors) 10:00 hrs to 23:30 hrs”*. Live and recorded music, particularly outside until 23.30, would give rise to significant noise nuisance to nearby neighbours in such a quiet location. It would also contradict the statement in the planning application that it would be a *“quiet site”*, and the Statement of Proposed Visitor Events (2018) which accompanied the planning application which states that *“There are no plans to hold events linked to live music”*, and also the planning conditions that state that there can be *“no music other than acoustic music”* on the site. In addition to resulting in a public nuisance due to noise, this part of the licence application is therefore completely contrary to the conditions of the planning consent in terms of the use of live and recorded music and the timing of such music.
3. The application document referred to as Part M purports to set out suitable mitigation measures to ensure that the operation of the site will not result in public nuisance. However, although the document acknowledges the possibility of *“attendees acting in a drunk, disorderly or antisocial manner”* it simply says that they will be ejected from the site. As this could take place in the middle of the night, it would

unavoidably result in shouting and raised voices that would cause significant noise nuisance to nearby residents. The document states that drunk customers ejected from the site would leave by taxi, but it is simply not possible to get a taxi to this remote location at 3.00 or 4.00 in the morning, and even if one did come it would take some considerable time, during which it is very likely that there would be ongoing rowdy behaviour and noise nuisance.

4. With regard to noise from music, the Part M document simply states that the licence holder will monitor noise and will act if he considers it to be "*excessive*". There is no indication as to what is defined as excessive, no description of what actions will be taken, and the process relies upon the applicant himself taking action that might be detrimental to the enjoyment of his paying customers.

It is clear that this licence, if granted, would give rise to significant noise nuisance late in the evening and throughout the night as a result of alcohol consumption on the site, which is in a very quiet rural area. Live and recorded music outdoors till 23.30 would also inevitably give rise to noise nuisance. In addition, the official guidance states that "*It clearly makes operational sense to ensure that planning and licensing are compatible*" (Para. 4.2). The licence application goes far beyond the conditions that Babergh's planning department saw fit to impose, and it therefore fails to meet this recommendation in the guidance. This licence application should therefore be rejected and the applicant encouraged to re-submit an application that is compatible with the planning conditions and that will not result in public nuisance as a result of noise and disturbance.

Please could you acknowledge receipt of this email.

Yours sincerely

Simon Hewitt

**Representation in relation to:**

Applicant: Goldcrest Agriculture and Property Limited

Public Consultation during which relevant representations can be received by the Licensing Authority ends on: **15 May 2020**

Application Detail: This application is for a vineyard with a tasting barn, which will have online sales, tours, events and weddings. The application seeks the following licensable activities;

Films (Indoors and Outdoors) Monday to Saturday 10:00 hrs to 21:30 hrs and Sunday 10:00 hrs to 17:00 hrs;

Live Music (Indoors and Outdoors) Monday to Sunday 11:00 hrs to 23:30 hrs;  
Recorded Music (Indoors and Outdoors) 10:00 hrs to 23:30 hrs;

Late Night Refreshment (Indoors only) 23:00 hrs to 05:00 hrs; and

Sale and Supply for consumption both ON and OFF the premises 24 hours a day 7 days a week (note on the application form - There will be a website where alcohol can be purchased online. The e-commerce aspect of the business will operate 24/7.

Therefore, although alcohol will not be sold every day from the physical site, there is the possibility that alcohol will be purchased through our website at any time. Online sales will be fulfilled between the hours of 9am and 5pm from Monday to Friday).

**Representation: Gwen Wright 14 May 2020**

In principle, since approval of planning permission was awarded, I appreciate the need for an alcohol license for the Shotley Vineyard. I am, however, raising objections to the license in the current form under two of the license objectives:

- Public safety.
- Prevention of public nuisance.

Shotley Vineyard has secured permission for:

- Use of events on western site area for weddings only and maximum of 6 per year.
- All other events linked to wine production/local produce comprising wine tours, wine tasting sessions, supper clubs and food/drink workshops.
- Use of barn for events limited to Thursday, Friday, Saturday and Sunday.
- Proposed Hours- 11.00- 22.00 during Spring and Summer and between 11.00- 20.00 during Winter and Autumn
- All events pre-booked and arrivals and departures time controlled
- Wine tours and tastings:
  - 2 x per day in Spring/Summer (Max 20 per tour)
  - 1 x per day on Sat/Sun in Winter/Autumn.
- Food and drink workshop- 1 x per month and maximum of 30 guests.
- Camping between April-October only and maximum of 4 tents at any one time
- Tents located at eastern end of site only

- External lighting would consist of two down lights on sensors located near the car park and the proposed building
- All music on site to be acoustic only

If planning permission is for barn events between Thu-Sun, wedding are maximum 6 per year and proposed hours are 1100-200 during Spring and Summer and 1100-2000 during Autumn and Winter, **why does Shotley Vineyard require these extensive alcohol license days/hours?**

### **Public safety**

It is unlikely that attendance will be purely by foot. Frogs Alley is not on a public transport route and while the applicants can collect any glamping guests who brave the train and bus journey, I think it is reasonable to suggest that these will be the minority. This is even less likely for people visiting for events.

During the current construction phase the number and frequency of vehicles accessing Frogs Alley via Church Walk in particular has increased significantly. I accept that this has also been during lock down for Covid-19 resulting in more deliveries however, it has provided a worrying insight into the effect of increased traffic in such a quiet, rural residential area.

It is not only unwelcome increased traffic noise which is a public nuisance. And the traffic noise is a problem. My concerns are also in terms of public safety related to the increase of traffic to and from the Vineyard, for an unspecified number or type of events and the lack of information regarding how the times for these will be managed.

The speed at which the current increased number of non-residential vehicles - private cars, vans and heavy lorries – travel in the area is currently unacceptable. It is a reasonable measure of how people who do not know the area drive on these quiet rural lanes. The approach to the 'crossroads' where Frogs Alley, Church Walk and Old Hall Road meet is a known blind spot. Walkers of all ages but particularly older walkers whose hearing, sight and/or mobility is impaired, cyclists and those with children and dogs, are at serious risk from fast moving vehicles which frequently pass through this point without slowing.

Add the sale and possible consumption of alcohol at currently unknown hours and frequency to this increase in traffic and the risks will increase exponentially.

### **Prevention of public nuisance**

I understand that the planning permission was approved on 17 October 2018 with a number of conditions, including:

- Maximum of 6 wedding events per calendar year on western site
- Limit music at weddings and outdoor events to acoustic only
- Submission and approval of a Vineyard Events Management Plan
- Pro active working statement

There is no mention of the following in the planning application or planning approval:

- **Films (Indoors and Outdoors) Monday to Saturday 10:00 hrs to 21:30 hrs and Sunday 10:00 hrs to 17:00 hrs;**
- **Late Night Refreshment (Indoors only) 23:00 hrs to 05:00 hrs; and**

- **Live Music (Indoors and Outdoors) Monday to Sunday 11:00 hrs to 23:30 hrs;**
- **Recorded Music (Indoors and Outdoors) 10:00 hrs to 23:30 hrs;**

I have the following objections to the inclusion of these within the application for license:

- There is no indication in either the planning application or the supporting Part M to this alcohol license of the frequency of either indoor or outdoor film events;
- There is no indication whether the film events are open to the public, for tour guests, or glamping guests;
- There is no indication of how often, or to whom, late night refreshment from 23:00-05:00 would be served. Again, it is unclear if this is for film or wedding events, glamping guests or some other 'events'. Even if this is for wedding events only, six times per year, how would noise and behaviour be managed? With no indication of the size of wedding guest lists, the cars, potential noise and driving issues, how can this late license be justified?
- Again, with live music and recorded music indoors and outdoors all day from 10:00 or 11:00 until 23:30. This is likely to be noisier than the majority of village pubs.
- It is unclear if alcohol could be supplied to and drunk on premises by people visiting the Vineyard who may just be 'drive by' – with the associated traffic noise, people noise and disturbance;
- People drinking alcohol are rarely quieter after consumption than before, and it is unclear how the Vineyard owners will regulate behaviour.

In the revised planning proposals (April 2018) Environmental Health state "Given the likely low background noise levels in the area, especially at night, a noise assessment should be provided. It should detail any noise attenuation scheme to protect the amenity of nearby residents." I can find no record of this and no reference in Part M of this application.

In Part 3 – Assessment of Application DC/18/00873, point 9. (Agenda item 6b of the Planning Committee meeting of 17 October 2018) acknowledges that "...the location is at present a quiet and tranquil location..." and that **"It is considered that these details of the types, dates, duration and numbers of events should be incorporated into a Vineyard Events Management Plan, or similar entitled document which should be prepared by the Applicant and submitted to and agreed as a condition of planning permission and Officers will expect the development to be operated fully in accordance with the approved details and other relevant conditions"**.

The Economic Development assessment states that "The principle of development for tourist related business development comprising small scale camping and an events venue limited to a fixed number of wedding events and visitor events linked to wine growing and food produce of the area is acceptable and accords with employment and tourist policies in the NPPF and local plans. .... The proposals include details of the types, dates, duration and numbers of events and these can be incorporated into a **Vineyard Events Management Plan which should be agreed as a condition of planning permission**."

I have searched the Council's planning website for the Vineyard Events Management Plan and didn't find this document. I also checked with the Council's Planning department who also couldn't provide this document (see attached email). The only document available refers only to the management of the glamping element of the Vineyard.

As noted in point 9.4 of the same document, Environmental Health advise that their main concern is wedding events and the potential for late night noise and amplified music. They recommend conditions regarding a noise survey and controls on external lighting and advise that they have powers to control noise where it is deemed a statutory nuisance by serving an abatement notice.

Gwen Wright, 15 May 2020

Signed  
Gwen Wright  
15 May 2020  
23 Frankland Close  
SE16 2HD

**Sent via email to:**

## BMSDC Licensing Team

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**From:** SHARON Block [REDACTED]  
**Sent:** 10 May 2020 18:47  
**To:** BMSDC Licensing Team  
**Subject:** Shotley Vineyard Goldcrest Agriculture and Property Ltd

To whom it may concern

I strongly object to music provision and alcohol consumption both on and off the premises

This is a quiet area within an area of outstanding natural beauty

There is a lovely church and war graves very close to this proposed venue and there could be damage caused to these graves by people who have been consuming alcohol and wander away from the venue.

People will have to drive to the venue and therefore will possibly be leaving the venue in cars having consumed an unknown quantity of alcohol potentially endangering lives.

I feel it is unfair to disrupt a peaceful area with noise and alcohol

I live close to this venue

I objected amongst many others to the original proposal of a venue here including the local vicar and unbelievably it was passed!!!

Sharon Block

Resident



## BMSDC Licensing Team

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**From:** jayne mann [REDACTED]  
**Sent:** 11 May 2020 19:40  
**To:** BMSDC Licensing Team  
**Cc:** peter mann  
**Subject:** Section 17 Application for the grant of a new premises licence at Shotley Vineyard  
Frogs Alley, Shotley Ipswich IP9 1FB

Sent from [Mail](#) for Windows 10  
Name; Peter and Jayne Mann,  
Come By Chance Church Walk, Shotley, IP9 IEU  
Email address: [REDACTED]  
Date: 11 May 2020

To the Attention of the Licensing Team Babergh District Council.

With reference to the Application for a new premises licence at Shotley Vineyard, Frogs Alley. Please accept this as a register of our objection to this application.

Our reason being:

This is a very quiet area `of outstanding natural beauty,` a haven for birds and wild life.

The proposal to hold live music events are therefore in our opinion would seem incompatible with the nature of the area.

We also feel that this would be inappropriate to the adjacent Commonwealth war graves and church graves.

The proposed activities will undoubtedly bring increased traffic to narrow lanes with poor road surfaces. The venue is also at the foot of a steep hill, there are no passing spaces between the church and the venue. Prior to this there are no official passing spaces and several blind bends. Already residents have to reverse around awkward bends when oncoming traffic presents, this occurrence will therefore undoubtedly be increased.

The licencing for selling of alcohol will potentially cause other concerns: for eg driving under the influence and raucous behaviours. Taxies to and from this venue will be expensive.

Already the building has partially blocked an attractive view to the estuary.

Yours Sincerely  
Peter Mann & Jayne Mann

**4 Frogs Lane  
Church End  
Shotley  
Ipswich  
IP9 1EP**

**13<sup>th</sup> May 2020**

**Licensing Team  
Babergh District Council  
Endeavour House  
8 Russell Road  
Ipswich  
IP1 2BX  
[licensingteam@baberghmidsuffolk.gov.uk](mailto:licensingteam@baberghmidsuffolk.gov.uk)**

**Application for Grant of New Premises License  
Shotley Vineyard Frogs Alley Shotley Ipswich IP9 1FB/Goldcrest Agriculture and  
Property Limited**

Dear Sir/Madam,

No.4 is one of the closest properties to the above site, in the area known as “Below Church”. The boundary of No.4 is approximately 10 m from the site and house itself approximately 125 m from the vineyard building presently under construction.

You will be aware that planning permission for the Applicant’s site with conditions on its construction and operations can be found under Babergh references DC/19/03565 (4<sup>th</sup> September 2019), DC/18/00873 (26<sup>th</sup> October 2019) and related documents.

I understand that there is no automatic correlation between licensing and any conditions relating to planning permission for the site. I would request that any license granted should be consistent with and not exceed the proposed operations forming the basis of the planning permission decision and related conditions.

The planning case officer’s report stated the site to be “highly environmentally sensitive being within the AONB”. It is near to the churchyard and war graves sites. The planning department applied conditions to both the site and building itself and the intended operations.

Of particular relevance to the licencing application are:

Condition 10 (Details of Illumination);

Condition 13 (Removal of permitted development rights);

Condition 14 (Acoustic music only) and;

Condition 17 (Vineyard events management plan)

The numbering used above refers to the 26<sup>th</sup> October permission document.

I consider that parts of the proposed activities are totally inappropriate for this site and totally at odds with the approved Mitigation and Management Plan and information submitted as the basis for obtaining planning permission. Together, the activities have the potential to result in substantial public nuisance.

I object to the application as written for these fundamental reasons and the additional reasons below.

**1. Operational hours.**

1.1. The applicants advised the planning department on 30<sup>th</sup> July 2018 that opening hours of the vineyard barn would be restricted to Thursday, Friday Saturday and Sunday and bank holidays, operating between 1100 – 2200 hrs in spring and summer and 1100 – 2000hrs in winter and autumn. This should be adhered to and any license granted should correspond to these hours.

**2. Films (Indoors and Outdoors) Monday to Saturday 10:00 hrs to 21:30 hrs and Sunday 10:00 hrs to 17:00 hrs**

2.1. Any electrically amplified or P.A.System– broadcast sound accompanying films will be contrary to planning permission Condition 14 requirement that “No music other than acoustic music shall be played at the site at any time.”

2.2. This activity, outside, will degrade the quiet tranquil nature of the AONB and does not comply with the Management Plan which states the site will be run as a “quiet site”.

2.3. Outside films should not be permitted to preserve the quiet tranquillity of the AONB for all users: visitors and residents.

2.4. If allowed, the above objections notwithstanding, the playing of music or soundtracks accompanying films (or of any nature inside the building) should be conditional upon being operated with all doors and windows kept closed to minimise its effect on the surrounding area. It should be a condition that sound levels are kept below 30dB(A) at the boundaries of the site.

**3. Live Music (Indoors and Outdoors) Monday to Sunday 11:00 hrs to 23:30 hrs;**

3.1. This use would not be in accordance with the Condition 17 approved Management Plan which states the site will be a “quiet site”.

3.2. It is not suitable for this quiet and tranquil AONB area and proximity of dwellings.

3.3. If permitted notwithstanding the above, Live Music events should be required to end before 2230 hrs generally and 2000 hrs on Sundays.

**4. Recorded Music (Indoors and Outdoors) 10:00 hrs to 23:30 hrs;**

- 4.1. Recorded music broadcast inside or outside is not permitted by Condition 17, the approved Management Plan and Condition 14, acoustic-only music and should not be licensed.
- 4.2. Recorded music outside is in no way appropriate for this quiet, tranquil AONB area.
- 4.3. Inside music, if permitted the above Conditions notwithstanding, should be made conditional as stated above at 1.4.

**5. Late Night Refreshment (Indoors only) 23:00 hrs to 05:00 hrs;**

- 5.1. This is in no way appropriate for this quiet, tranquil AONB area and refreshments should end no later than 2230 hrs.
- 5.2. The potential noise and road traffic generated by clients of the applicant at such late hours is totally unacceptable for this quiet area later than 2300 hrs.
- 5.3. No events should be permitted to finish later than 2230 hrs at any time. (The management plan states no car movements between 2230 and 0700 hrs)

**6. Sale and Supply for consumption both ON and OFF the premises 24 hours a day 7 days a week**

- 6.1. It is assumed the 24/7 requirement relates to online sales. It would be totally inappropriate to this quiet tranquil AONB area to allow physical sale and supply from the site 24/7. It would lead to clients visiting the premises at all hours and unreasonable nuisance for residents.
- 6.2. To comply with the “quiet site” requirement and preserve the nature of the AONB, physical sales from the site should not be licensed 24/7 but be limited to reasonable business hours, say 0900 – 1700 hrs, in line with delivery hours.

**7. Vehicle access and noise associated with the applied for activities**

- 7.1. In this quiet, tranquil AONB area, with a single track unmade lane the only access to the neighbouring residences and the vineyard, operations should not be licensed beyond normal business hours of 0900 – 1700hrs in order to preserve the area.

**8. Licensable Entertainment Activities (Part M – Part 2)**

- 8.1. It is stated eight licensable entertainment activities are applied for, which does not correspond to the planning permission which allows only for six weddings per year.
- 8.2. The activities for which planning permission has been granted, stated in the Management Plan were Glamping and Weddings. No other events are covered by the approved Management Plan.

Since my comments partly concern associated planning matters I have copied the relevant Babergh department who I understand you will be consulting with.

Should you have any queries, please do not hesitate to contact me.

Yours faithfully,

*(unsigned copy by email)*

James Pratt

cc. Babergh Planning Department: [planning.control@babergh.gov.uk](mailto:planning.control@babergh.gov.uk) & [planning@baberghmidsuffolk.gov.uk](mailto:planning@baberghmidsuffolk.gov.uk)

## BMSDC Licensing Team

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**From:** Nick [REDACTED]  
**Sent:** 14 May 2020 16:33  
**To:** BMSDC Licensing Team  
**Subject:** Reference/Type: Section 17 Application for the grant of a New Premises Licence  
Premises: Shotley Vineyard, Frogs Alley, Shotley, Ipswich, IP9 1FB

Dear licencing team

EN & AC Roberts, The Old Church School, Shotley, IP9 1EU

Prevention of Public Nuisance

When planning permission was granted certain conditions were placed on the development

1. No more than 4 tents at any one time
2. Only acoustic music at the site
3. Limited use for events
4. Further specification for opening times required
- 5.

All of the above were in the interests of safeguarding the residential amenity of neighbours and the peace and tranquility of the area and having regard to the highways.

Before this development the area was entirely quiet residential and the sole access being a very narrow unmade road for the sole purpose of residential access and occasional farm machinery. Permitting events where live/recorded music can be played either indoors or outdoors plus the licence to serve alcohol/ refreshments will have significant and detrimental impact upon the local area.

Due to the residential nature of the area, any outdoor gathering can be heard at a distance and materially interfere with the quiet residential nature of the area. Recorded or live music would severely affect the local residences. Further any granting of all that is proposed here as regards licences, the greater the attendance at proposed events which will, in turn, cause significant highways issues on the narrow single lane road from the main high way of up to 1 mile in length.

Kind regards

E N & AC Roberts

Sent from [Mail](#) for Windows 10

## BMSDC Licensing Team

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**From:** Gary newton [REDACTED]  
**Sent:** 05 May 2020 15:30  
**To:** BMSDC Licensing Team  
**Cc:** parish.clerk@shotleyparishcouncil.org  
**Subject:** Shotley Vineyard Licensing Application.

With reference to the above, we would like to advise you of our strong support for the Licensing Application currently under consideration. We are very near neighbours of the vineyard and are very happy with its development and the way this has been conducted.

It is great to see the enthusiasm shown by the owners in bringing the vineyard back to life and we absolutely love the new barn. It really enhances the area in which it is sited.

We are very keen to see the licence application approved and we have already expressed our desire to support the venture in any way possible, either by attending the tastings and other events that may be held or by volunteering to assist where required.

It is so refreshing to see the energy being put into regenerating the vineyard and for them to have the licence is the right way forward.

In this modern world where negative social media prevails and often has a much higher profile than it ever deserves, the silent majority should not be disregarded. In this respect, we thought it important to let you know that the vineyard project has strong local support.

Kind Regards

Gary and Jane Newton

Adelie

Church Green

Shotley

IP9 1ER

## BMSDC Licensing Team

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**From:** Sacha Walker [REDACTED]  
**Sent:** 15 May 2020 00:55  
**To:** BMSDC Licensing Team  
**Subject:** Shotley vineyard licensing application

Dear Sirs,

I should like to support the application for a licence to sell alcohol and for the provision of live and recorded music and films on the site at Shotley Vineyard.

Although the application looks wide ranging, I understand that this is to cover all eventualities from a radio in the office to incidental music in promotional presentations, all of which must be covered for licence in venues and offices visited by the public. It would be detrimental to the successful running of weddings, wine tastings and promotional events not to be able to have live and recorded music as well as the alcohol licence.

The vineyard is an asset to the area and needs to diversify to become a sustainable business. Having been granted planning permission for the barn, weddings and glamping, it should simply be a matter of course that the licensing follows to allow the business to open and operate successfully. Also, having granted planning permission I would find it hard to see how the council could then refuse the licence that is obviously required to complete the set up.

My house is surrounded by the vineyard and this is a trust exercise between the neighbours and the owners - and as the owners are also neighbours I have no doubt they will run events responsibly and in keeping with the setting of vineyard. As its peaceful setting is the vineyard's greatest asset the licensee is bound to be protective of it.

I ask the council to agree to the application.

Yours faithfully

Alexia Walker  
White Cottage  
8 Below Church  
Shotley  
IP9 1EP  
[REDACTED]

Sent from my iPhone