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Sent: 10 October 2021 12:22

To: BMSDC Licensing Team <LicensingTeam@baberghmidsuffolk.gov.uk>

Subject: Application for grant of new premises licence

With regard to the application for the grant of a premises licence at Old Joes Cafe Bistro, Old Joes Golf & Leisure Venue, Joes Road, Cornard Tye, CO10 0QB

We live at Waters Edge House, Joes Road, Cornard Tye, CO10 0QB & consider that we are possibly the closest neighbour of Old Joe's Golf & The Cafe, although still some distance away.

We would like to comment that we are fully supportive of Burcin Bayazit, the applicant, as over the past few months he has greatly improved the cafe which we frequent on a regular basis. We can not imagine that some live music would detract from our peace as next door neighbours.

The addition of a premises licence can only enhance our experience as we would then be able to enjoy an alcoholic drink with our meal.

We feel that people who are trying to initiate new business ventures, especially during these difficult times post/during covid should be actively encouraged as they are employing people, using local suppliers & of course paying taxes.

We hope you take our comments seriously & look forward to hearing that permission has been granted.

Kind regards

Louise & Alan Bender

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Cornard Tye Residents Association (CTRA) object to the application of:-Premises/personal/ and late-night refreshment licences at old Joes Golf and Leisure Centre, Joes Road CO100QB and the associated-on site Café Bistro.

Below is a variety of issues that are not in order of importance. They do however fully support and evidence CTRA objections to this application, whilst fully supporting your own Licencing Objectives. Our Representations are relevant to all four licensing objectives:

Prevention of crime and disorder

Prevention of public nuisance

Public safety

Protection of children from harm

Our representations also cover, protection of other vulnerable persons, anti-social behaviour, and reducing the fear of crime and disorder.

We object to: -

1) Sale of alcohol for on or off the premises consumption.

2) The playing of live and/or recorded music inside or outside the buildings or marquees.

Where marquee is mentioned, please take this to be any non-permanent equivalent construction ie- tent, sail, event tent or pergola etc.

3) Permitted hours of business re sales of alcohol and playing of live and/or recorded music. Along with (4 & 6) this could mean alcohol being consumed for 23.5 hours a day. The site would only be closed for 30 minutes a day.

4) A Late-night refreshment licence.

5) An Incomplete application form.

6) 'Hours open to public' Special Occasions 07.30 - 00.30 on application license form. This could apply to any type of event and the open hours for the site are already restricted by a planning condition.

Vanessa Woodward (Rayworth) is the owner of the site and every building and business on it. Vanessa is the sole director of the company Jodiland Ltd under which all the business are overseen. This site is not owned by a charity it is purely a money-making business, seeking to make more money at the expense of local resident's mental wellbeing. Vanessa manages to avoid many of the issues as she leases/rents out the buildings/business to others, allowing her to distance herself from any problems, whilst maintaining control of the site.

This application suggests that alcohol will be served to tables outside the café on green spaces and within/under temporary marquees. The last licence issued to a Mr Quinton had a condition of only allowing the sale and consumption of alcohol within the café and in the marquee within the paddock area. With visitors of all ages and sexes along with vulnerable persons staying at the onsite respite centre, it was more appropriate to control the use and places where alcohol could only be sold and consumed and preferably away from the respite centre. The same reasons are appropriate today.

Vanessa the landowner of the premises has had complaints made against her, because of her guard dogs, (possibly up to 4) being allowed to run loose day and night causing a nuisance and even biting someone. The dogs have been seen some 300 or 400 yards from the golf range. The dogs are also allowed to roam free across the whole site, and even off the site as she has no means to stop them. The new applicant will have no control or responsibility over Vanessa's dogs and no means of preventing them disrupting his business or customers. This could be very problematic, as both the applicant and the landowner are and will continue to encourage many more people to visit the site. Vanessa has stated on a recent planning application that her guard dogs are kept in the spare room behind reception, and they are there, to protect her. She has a guard dog warning sign in the golf building and one on the small gate, on the northern perimeter. Both supporting her claim they are guard dogs. That being the case, we can find no evidence that she has registered

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these dogs as required by the Guard dog Act. She certainly does not keep them tethered or under her control. Nor does she have significant signage around the site or at the entrance. This then suggests she is committing several offences under the Guard Dog Act. The public visiting this site for refreshments and or golf should be able to do so without the fear of coming across these dogs. We are not sure if this falls within the Babergh's Licensing Departments remit. If not please pass this to the appropriate department. This should be done as a part of Babergh's Policy to share information between departments. We have previously mentioned this to your Planning Enforcement Department, but it appears that this serious issue has still not been addressed. The constant increase in traffic is also a problem for persons who are wheelchair users and are often seen out with carers along Joes Road. It is ironic, that whilst encouraging more motorists to visit the site, she is causing problems for users of the Respite Centre. Joes Road is only a single track and this causes many walkers to have to mount the verges to allow traffic to pass. The now open respite centre for adults with learning difficulties is only a matter of yards from the café and will negatively impacted upon by any further increases in vehicles being attracted to the site for special occasions, take-a-way food and drink or just a meal.

The respite centre has a number of planning conditions placed on it. This is due to it being given special consideration to be built. One being that only up to 6 persons with learning difficulties may stay overnight. Up to 2 carers are also permitted to be with them. Family members, siblings or their normal full-time carers are not allowed to stay, as this would not be respite care. No one else is permitted to take part activities within the respite centre or to use its facilities. This application if granted, will disrupt the sleep patterns of those who do stay. Live or recorded music and persons leaving the site late at night will all contribute to harm and distress on those staying for rest and relaxation.

Stress caused by disturbances and lack of sleep has been proved to seriously affect a person's mental health. Potentially this could be both local residents and guests of the respite centre. The café has been on site for a number of years was only meant as an ancillary facility for golfers. It was not for the use of the general public. In the 3 years that Vanessa has owned the property she has advertised and encouraged any and everybody to come to the café. CTRA are not be surprised to know that the Vanessa has not informed the new applicant of the many conditions that are placed on the land use, hours of operation and planning conditions. (The applicant confirmed this to me personally, during a recent meeting at the Gt Cornard Parish Council offices.)

Existing Operation

The cafe was allowed to operate without specific planning permission, as the officers stated that because it was ancillary to the driving range and was used by the visiting golfers, it did not require planning authorisation. If they intend to continue using it as a café for anybody arriving on foot, bicycle, or motor vehicles, then it would require planning permission. Change of use has never been applied for. Visiting persons not playing golf are not only having meals and refreshments in the cafe, they are being encouraged to do so by the landowner.

The current Local Plan specifically prohibits the establishment of catering businesses in the countryside. Although this policy is not to be carried forward into the new plan, the cafe is in the countryside and in a non-sustainable location. This business is too dependent on car-borne customers. It is harmful on the environment.

Encouraging the establishment of a Catering business in this remote and unsustainable site would be contrary to the general principles of the National Planning Policy Framework (NPPF) and contrary to the new Local Plan's development in the countryside policies.

The driving range and associated operations are only permitted to be open to the public at set times to limit car movements and general disturbance in the local area. Allowing the café, golf facilities, and any other activities on the site after 2030 is in breach of a planning condition. Should the licencing committee decide to grant alcohol, food and music licenses, they are reminded that there is no justification for the hours of operation to exceed those of the site. Granting licencing/music hours that exceed the hours of operation would be encouraging the licence holder

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to breach the planning conditions. This would be putting Babergh Council in a somewhat embarrassing position. It would look like the right hand does not know what the left hand is doing. It may even be argued that Babergh Licencing Committee could be complicit in the landowner breaching Babergh Councils Planning Departments own planning conditions.

In all the previous years (Pre-Vanessa) this golf facility had never sold alcohol. The café is not a sustainable business, and this was proven when the business closed down after the council ordered their illegal signage be removed from street furniture and along the A134. There is no proven necessity to grant these licences that extend hours of purchase and consumption of alcohol on or off the premises and possible live and recorded music all day. The existing closing time of the site is 2030hrs. This is sufficient for the café as the applicant does not want to work long hours. (The applicant confirmed this to me personally, during a recent meeting at the Gt Cornard Parish Council offices. He stated he did not want music in his café or to work late in the day.)

Vanessa uses various ways of attracting more and more vehicles to visit the site including, posts on Facebook and her web sites. The advertising encourages, motor bikers, cyclist groups and commuters en route to and from work to call in for a coffee. She also offers take-a-way food, contrary to planning conditions and is increasing the sites carbon footprint that in turn has a negative impact on the local environment. In addition to this she is now advertising and providing outside catering to other local businesses. This in turn will result in yet more vehicle movements to and from Joes Road.

It should be noted Old Joes Golf Course and Range has been on site for over 20 years. Vanessa purchased it and then renamed it Joes Golf and Activity Centre. This indicated she was intending to add as many activities as possible, disregarding whom it would affect. Realising people do not want increases in its footfall and events, Vanessa changes the name yet again to- Old Joes Golf and Leisure Centre. It appears this is to make the site more amenable to both Babergh and the public's perceived mental picture of the site.

It is somewhat strange that no one appears to consider or care if any noisy late-night drinking and music will have a negative effect on those in respite care or those who live locally. Sleep is important for good health, according to the [National Heart, Lung, and Blood Institute](#), people who don't sleep enough have a greater risk of many health complications. Sleep is even more important for vulnerable persons, `mental and physical wellbeing.

The owner considers it acceptable to have both a quiet restful Respite Centre, right next door to a Café/ Marquee that's planning to have loud music, singing and general mayhem of parties at all times of the day and night. The justification for loud live or recorded music that will not affect anyone has not been proven within this application.

The many reasons for not granting of these licences has been substantially evidenced. Within this application the landowner's promotion of various activities, live and recorded music and the inducement for the consumption of alcohol are in direct conflict with the needs of the guests at the respite centre and those of the local residents. The local residents are deserving and expecting to have a lifestyle, free of excessive noise, possible ASB, criminal activity, and increased traffic movements impacting on their mental and physical wellbeing.

The landlord is still trying to cram as many persons and activities onto the site as possible and all at the same time. The sites growth has seen a plethora of new buildings, contrary to `Building in the Countryside. With further applications under appeal and this application still under consideration, the site is continually growing by stealth. This application will add to the negative problems of access, lack of public transport links to the site and the increasing dependence of motor vehicles to access the site. Along with potential offences and ASB in the local area.

During the last licence period there were reports from local anglers using the adjacent lake that youths were congregating at the lake late into the night, whilst consuming alcohol. Residents are

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also finding on a regular basis, small gas bottles scatted in nearby hedgerows and road verges. These are believed to be `Happy Crack` an increasing habit for youths. The opportunity for youths to purchase alcohol from a very local source and consumed in close proximity of this respite centre and local homes is extremely worrying. Just a couple of weeks ago the police were informed by a local resident that a number of persons were gathered with their cars in the entrance to the lake (just 10mtrs from the small side gate of the old Joes Range). We were informed some `wraps` (drugs) had been found on the ground. All of this was in close proximity to the Respite centre and its vulnerable guests. The thought of such persons also having ease of access to alcohol less than 50 yards away at the café, beggars' belief.

We are against the requested 'hours open to public' Special Occasions 0730hrs to 0030hrs on the application license form. Also we are against a late-night refreshment licence 2300hrs to 0700hrs as this would mean that alcohol could be served and consumed for 24 hours a day

Reason. Special Occasions! Define a special occasion? This is so broad they could do anything they like, at any time. We remind you again, site hours are a planning condition.

Definition. Special Occasion: -means visiting or attending as a spectator a theme park, museum, musical or sporting event or competition which is open to the general public, opera, theatre, musical performance, concerts, engagement or weddings involving a relative, partner, or relative of a partner, a birth or adoption, Xmas day, easter, any religious festivals of any faith etc etc etc. This is so open that there could be special occasions twice a day, 365 days of the year.

Parameters must be set to prevent this.

The café does not have a licence for take-a-way food or drink, but the site has been encouraging and providing this service, pre-covid and continues to do so. The applicant confirmed to me personally, during a recent meeting at the Gt Cornard Parish Council offices, that he wanted to serve alcohol in cans with take-a-way meals from his café. The issue is they do not have a take-a-way licence. This information had not been given to applicant by landowner.

Vanessa the owner of the café-bistro and site has recently been told to remove a Facebook post that was highly offensive, vindictive and defamatory against a former member of the police, who is a local resident. She was ordered to remove this post by the Suffolk Constabulary as it was deemed as harassment and offensive. The language used was seeking to attack his professional status as a retired police officer and besmirching his character within the local community. The reason she carried out this attack was because he lawfully objected to her planning application on behalf of the local residents, CTRA. This clearly demonstrates that a premises license should not be granted to the owner of the café, who doesn't portray self control.

As previously mentioned, The Respite Centre is only yards from the café-bistro that allows 6 persons with learning difficulties to sleep on site overnight. We believe this will lead to conflict between carers and drinkers due to those seeking respite, being kept awake into the late hours. It is also somewhat of a problem for staff as they have a duty of care to the vulnerable people they are looking after. This close proximity of a licenced property for parties and other late-night events increases the risk to these people. The respite centre and the café share the same car park, this will also cause problems whatever time persons arrive or leave because of engine noises, car doors banging, loud conversations, laughter, singing shouting etc. The later the noise the greater the negative impact on respite guests and local residents.

The applicant has stated to me that he does not want music in his café and he does not want to be working late hours or through the night. He has stated it is not that type of business. He said he would be willing to reduce drinking, recorded and live music hours. He is willing to work within the site hours of operation. 0730hrs to 2030hrs. If this arrangement is possible through permitted or conditional hours, CTRA would accept this.

Vanessa has reported false and or incorrect information on numerous planning applications, in order to get planning permissions. She claimed she was subject to 6 crimes on her premises which were not confirmed by the police. The police only had 2 minor incidents recorded against the site and both of these were committed before she ever purchased the premises. She made this

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falsehood, in order to try and obtain planning permission for a dwelling on site that she could live in. She was at the time living on the premises for 2 years without planning approval. Finally, Babergh Council ordered her to leave the site.

For reasons explained above, this lady should not be allowed to have a licenced premises on her property no matter who runs it. Granting of the license is going to cause distress and will affect the mental wellbeing of many of the elderly persons that live within a couple of hundreds of yards from the site. Joes Road is only a single-track unclassified, unlit road and all traffic attending and leaving this site will pass their properties. If granted a licence, traffic and or pedestrians leaving the site at 11pm (or later if a late-night refreshment licence is granted) will cause a disturbance, as this is a very quiet area, mainly occupied by retired persons.

Suffolk County Council are encouraging the `Quiet Lanes` initiative, ironically Prospect Hill is on their list for consideration. Prospect Hill is a direct continuation of Joes Road. Much of the traffic using Joes Road will be using Prospect Hill as it gives access from the Bures Road and Little Cornard to the A134. Already the local roads are being impacted on by the increased commercial traffic entering and leaving Rotten Row Farm. Much of this is large vans, lorries and car transporters. Persons from this site even use Joes Road as a test track for their car workshop. The speed limit on Joes Road as it passes the golf centre is 60mph. Remember this a single track, unlit and unclassified road. The last thing residents want is, Joes Golf and Leisure Centre encouraging even more motorists to attend `Special Occasions` then leave the premises late into the night, seven days a week, and after possibly consuming alcohol.

Suffolk County Council: "We're really pleased to be launching the county initiative in Suffolk as Quiet Lanes help to preserve the character of country lanes, reduce traffic and speed, and encourage drivers to be more mindful of non-motorist road users, thereby encouraging more journeys on foot or bike. Not only does this support an active and healthy way of travelling, it also helps the environment and delivers a better quality of life for the local area." The aim of making Suffolk carbon neutral by 2030. Now in its second phase, work is being done to explore six focus areas, including Transport and Air Quality, to which the Quiet Lanes initiative contributes through improvement to natural environmental quality.

This can hardly be described as `JOINED UP GOVERNMENT`. `Again, we see a conflict of the county council seeking to reduce its carbon footprint, whilst Vanessa`s business interest is seeking to increase vehicle numbers visiting a site. Babergh Councils own Planning Department, recognise that Old Joes site is dependent on the use of motor vehicles and refused recent planning applications, this being one of the reasons given. :Access to the site across local fields on foot is unsuitable and unsafe`. This was also confirmed by The Planning Inspectorate at recent appeals. It should also be noted that Babergh Council is also seeking to reduce its own carbon footprint like many local authorities.

Licences that will encourage the increased use of motor vehicles to this site, should not be granted.

Local ponds are believed to have Crested newts and would be disturbed by the increase of traffic. Each year there is also a huge number of frogs that travel from local lakes and ponds to spawn. Many are squashed under tyres of visiting drivers not aware or not caring about the wildlife. This is happening even after local residents have put up signage warning drivers. More traffic will lead to more deaths of our local wildlife.

Licencing laws, breaches in planning conditions and regulations, breaches of land use conditions, environmental (excessive noise) and Anti-social behaviour have and will be breached. Vanessa is well aware that policing this site is not considered a major issue as this site is not in a town centre. For any residents wanting to report excessive noise, we have to ring the council out of normal

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working hours and leave a message. If we ring the police, they will rightly prioritise the offence. Suffolk Constabulary's resources are under pressure most evenings and at weekends. They have limited resources and will more than likely be committed to more serious offences and will have no one local to respond. The council and/or police may well phone the site that night rather than actually attending, that is only going to work if someone on site wants to answer the phone. Crime and anti-social behaviour are material considerations for local authorities (Crime and disorder Act) when carrying out any of its functions. This includes licencing and planning. What is often forgotten, is the FEAR OF CRIME and ANTI-SOCIAL BEHAVIOUR. This should never be taken lightly, as it affects both the young and old members of our communities. Babergh, have the opportunity, to reduce opportunities of crime and ASB occurring by making licencing decisions that will reduce the public fears and not elevate them.

There are sufficient Public Houses, restaurants, clubs, take-a-ways and petrol stations, a garden centre, cafes, and shops with, full, on / off sales licences and late-night refreshment licences. There are many more developed areas that have these facilities that are more accessible than this site. Why give a licence to a property/person that is only accessible to persons using private vehicles or taxis along a single-track, unlit, unclassified road, off public transport links and requires persons to drive through a small hamlet village? Joes Road was commented on by your own planning department and the planning inspectorate and was described as, 'having unsafe routes for pedestrians and lacking in public transport links'. It was determined the site is too dependent on the use of a motor vehicle. The result has been, that four local planning applications and an appeal have been dismissed. Two of these and the appeal were on Joes Golf site. This evidence is enough to demonstrate that this site is not suitable for licenced events, increase in traffic and noise. Any noise from this site not only affects the local population of Cornard Tye and Joes Road, it has a negative effect on the new estate at the bottom of Sheepshead Hill and Abbas Hall, a listed property. This application site is also abutting a game farm with its various free-range birds, whose welfare should also be considered. Noise travels and this application site is at the top of the hill. Music in the past has been heard as far away as, Little and Great Cornard and Newton Green. There are also a couple of stables in Joes Road, the nearest located just 200yards away. Horses are often ridden along Joes Road and as we know sudden loud noises can unsettle a horse. This could result in injuries to the rider, the horse or even other persons nearby.

The landowner has openly stated that CCTV and the police are a waste of time. She does have a couple of small CCTV cameras in the reception area of the golf club building. I am aware CCTV is a normal requirement of a licence application along with appropriate signage and posters relating to ASB and other rules and regulations. None of these were visible whilst the last licence was in place. I cannot find any confirmation that she has registered her cctv system with the Information Commissioner's Office or that her cctv system is complaint with the codes of practice or meets the standards for evidential recordings. The system should allow for CCTV cameras to cover areas and buildings where alcohol will be purchased and consumed, including the marquees. Cameras for the marquee can be WiFi for ease of installation and mobility. To ensure any proposed system meets and maintains a minimum standard, we would recommend that it can be quantified before commissioning.

CCTV Video Image Calculator (VIC) & Screen Assessment Matrix (SAM) has been designed within the requirements of IEC 62676-4, to provide the tools necessary for measuring the image quality of CCTV systems, camera setup, commissioning and auditing of CCTV fields of views, which provides for quantified, consistent and repeatable results. Ensuring the installed CCTV system is working and fit for purpose.

Systems that if working correctly could secure a conviction of an offence. CCTV across this site would also deter ASB, burglaries and other criminal offences, reduce the fear of crime for the owner. A central station monitored system would guarantee the site is monitored 24/7. Babergh Council does not appear to carry out any unannounced site visits to deter or prevent infringements of their conditions or lawful requirements. Therefore many infringements are not

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investigated and left unsubstantiated, resulting in no action being taken and persons going unpunished. Babergh planning enforcement still have open investigations relating to the site. I would suggest Babergh Planning, Planning Enforcement, Licencing, along with the Police have a meeting to discuss these issues about the site and this application. Babergh know that the owner Vanessa Woodward (Rayworth) continuously breaches planning conditions.

This Café-Bistro or site must not be granted a late-night refreshment Licence as it will only result in continues complaints to the council and police, re noise, ASB, drink driving, potential accidents due to poor road conditions. This will only lead to increased CO2 emissions in the area and an increased carbon footprint for emergency services. There is most definitely encouragement from the landowner to drivers to visit the site.

If the committee are minded to granting licences, even though there appears no justification to do so, we would request a number of conditions to be applied in order to meet your own Licencing Objectives.

We believe there is absolutely no justification for a late-night refreshment licence. If you were to walk down Joes Road at any time after 2100hrs you would be in a tranquil environment free from disrupting noises. The only sounds are those made by, muntjacs, foxes and owls. Maybe the odd pigeon, disturbed by your presence. You may even see some of these night animals including badgers. The noise generated by live bands or recorded music over amplifiers will drive these animals away, maybe for good. What about the night anglers on the adjacent lake? Sound bounces off water and can be amplified. The quiet sport of fishing and night fishing in particular, at this lake could rendered impossible to do. Joes Road must be allowed to stay the way it is. Covid 19 enhanced everyone's need for quiet retreats in the country, the opportunity to live in quiet environments for peace and space and the chance to get away from built up areas, night clubs and close proximity of large gatherings of people.

Late night consumption of alcohol will take this pleasure away from vulnerable people and the residents of Joes Road and affect their mental wellbeing. Joes golf course and range give enjoyment to people during the day. They must not be allowed to cause frustration, anger, annoyance to local people during the evenings, the nights and the weekends.

The conditions we would seek, (if licenses are unfortunately grated) are: -

1) Sale and consumption of alcohol confined to inside the café- bistro and marquee if erected within the paddock area and only between the sites permitted hours 1030hrs to 2030Hrs

Reason- *To contain the consumption area and allow for more efficient monitoring and the prevention of drinking across the site. This was a major concern when the site was granted a premises licence last time.*

Many young children frequent the site with and without adults and allowing drinking across the whole site will be problematic. There is also the possibility of youths drinking and playing golf in very close proximity to other adults and children. It was necessary to limit the consumption to within the Café and the marquee within the paddock area, as it also reduces the possibility of glasses and or bottles being abandoned across the site. There is also the potential problem of persons drinking on the golf and foot golf courses as well as the driving range whilst under the influence of alcohol. A real health and safety issue. There is already a major golf course layout issue within the site, as it allows both golf and foot golf at the same time whilst using the same playing area, resulting in players criss- crossing each other and balls flying everywhere.

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Golf balls can cause serious injury, allowing both children and adults to hit balls in all directions is dangerous. Add alcohol and they have a real problem. Due to the owner removing trees from the east side of the driving range now allows wayward golf shots from the range, raining down on golfers and foot golfers, again a dangerous combination. Add alcohol and someone under the influence of alcohol will be less likely to control where they hit balls. It must not be forgotten that any bad behaviour by persons consuming alcohol will have a very negative experience on the vulnerable persons staying on site and frequenting the respite centre. Bad behaviour could cause fear consternation to these persons.

*The paddock area is surrounded by mature 7-foot hedgerows and is in very close proximity to the café. A much more convenient area for the consumption of alcohol. It is a preferred option against allowing consumption of alcohol in the open spaces. There is also a very convenient entrance door at the east end of the golf club building that is adjacent to the paddock. This could be used by visitors and staff as an entry/exit point to access any new toilet facilities/washroom. **See below, (20)** for more detail.*

2) Any marquee when erected and utilised for sale and consumption must be within the paddock area.

Reason- to concentrate events and the sale and consumption of alcohol to easily controllable areas, monitored by cctv.

3) Live and recorded music only within the café and marquee within the paddock area. Not outside in the open air. We would also ask that there is a maximum decibel level set for all recorded and live music on the site. This could be measured by a portable sound recording monitor.

Reason- to keep sound within acceptable levels. Monitoring and recording sound will reduce noise nuisance on residents and persons present. It will reduce the need to inform the police and or the council.

To aid this solution we would request that the applicant/landlord be required to purchase a sound detector for the Cornard Tye Residents Association to use. If the volume exceeds the maximum decibels, they could inform the licensee and have the issue dealt with immediately. There should be set permitted parameters, such as readings to be taken from 100, 200, 300 or 400yards from the site. These readings can be displayed on the monitor and shown to the licensee, council and or police. We would also suggest the landowner has one to monitor the noise from live and recorded sources within the café and marquee to aid their own health and safety requirements regarding permitted noise levels in the workplace.

4) Restriction on numbers of persons using a marquee and total numbers of covers in the café`.

Reasons:- These restrictions will aid the management in controlling numbers of persons consuming alcohol. It must not be forgotten this site is not normally patrolled by police and therefore may require longer response times for all emergency services. The applicant has informed CTRA he will

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only have 40 persons maximum within the Marquee and a further 40 within the cafe

- 5) **Beers served in ½ pint glasses only**
- 6) **Wines served in single pub measures for wine and not by the bottle.**
- 7) **Spirits served in glasses and only a single measure.**
- 8) **Glasses to be toughened glass or plastic.**

Reasons- 5-8 to control overindulgence of drinkers within the site because there are vulnerable persons on site. Less chance of ASB on site and by persons leaving site walking, riding or driving down Joes Road. Reduced opportunities of injuries if glasses or bottles were to be used as weapons.

- 9) **Licencing hours to be 0900 hrs to ½ hour before the closing times for the site ie 20.00hrs. This is to allow for persons to be off site before the planning condition is breached. (The applicant has informed CTRA he does not want to work late hours.)**

Reason- to prevent breaching planning conditions. Preventing ASB by persons leaving the site. Reduce possible disturbances to local residents. Aid the reduction of time for the consumption of alcohol.

- 10) **All appropriate signage to be displayed on site.**

Reason- To comply with legislation, Health & Safety Regulations.

- 11) **CCTV to be installed in all areas where alcohol is served and consumed. (Café, Marquee in paddock) The system must be maintained and working at all times and capable of producing evidential quality images.**

- 12) **Images must be retained for 33 days to allow for recovery of images by police when and if required.**

- 13) **CCTV system to be fit for purpose and registered with the Information Commissioner's Office.**

Reasons- 11-13. Compliance with law. CCTV codes of Practise and to aid police and other services in any investigations required at the site and to deter crime and ASB.

- 14) **The council, police and CTRA must be informed of events being held on site at least 10 days in advance to allow for consultation, support or objections to be lodged. (The applicant has informed CTRA he would do this.)**

Reason- To deter ASB, unsuitable events/parties being considered and give local residents time to respond to the applications.

- 15) **No vehicles belonging to patrons, staff, visitors or performers to be parked outside the onsite, designated car parking area. Nor should they be parked along Joes Road. No parking on the any green spaces, within the site including the golf course or driving range.**

Reason- To ensure all motor vehicles are not parked/scattered across the site and their driving manoeuvres are kept within the parking area under CCTV coverage. To deter vehicle crime, ASB and criminal damage to vehicles. Control numbers of vehicles on site. Will also aid access to the site for emergency vehicles whilst maintaining a clear exit route for evacuation of the site in any emergency situation. Health & Safety. The car parking area also has a limit on both non designated and disabled bays.

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This was listed on a planning approval, but as yet they have not marked bays. This allows the landowner the opportunity to squeeze in more vehicles than permitted. Including those areas meant for disabled parking.

16) Risk assessments for every event and a fire risk assessment in particular for any marquee. Appropriate firefighting equipment to be installed within a marquee at all times. {The applicant has informed us that he has carried out a fire risk assessment on the café.}

Reason- *Marquees require flame proofing on a regular basis. It must cause some concern, when a marquee is kept erected for several weeks or is erected on a regular basis and over a period of time whilst being exposed to the elements. The result can be that the fire proofing may diminish, this is another Health & safety issue. This action will reduce the possibility of a fire and the potential loss of life and property.*

17) *Marquee to be erected no earlier than 24hrs before the event and taken down within 24hrs of the event ending.*

Reason- *To reduce the time the marquee is erected and its negative appearance on users of the local footpaths running adjacent to the site. It will also reduce the opportunities for other non-sanctioned uses within the marquee. The last time they erected a marquee it was up for nearly nine months. The second occasion it was up for several weeks.*

18) *Any marquee must only be erected within the paddock area and not moved around the site even if alcohol is not going to be served or consumed*

Reason- *The negative appearance from local footpaths. It will also reduce the opportunities for other non-sanctioned uses within the marquee. Erected anywhere else on site and it could become a target for crime and ASB. These conditions will benefit all users of the site and reduce the possible numbers of complaints from local residents.*

19) Only allowing music in the marquee/café

Reason--. *Will allow persons in the respite centre to be in a more acceptable environment for the rest and enjoyment they deserve. It will also help to dilute the volume of noise leaving the marquee or café.*

{The applicant has informed us he does not want music in the cafe.}

20) *The installation of toilets.*

Reasons – *From a recent planning application for an enclosed waiting room extension at this site, it did not show any toilets on the floor plan. We believe there is one male and one female and this is certainly not sufficient for all the people who attend the site. At any one time there could possibly be 40 persons in the café, 40 persons within a marquee/tent/canvas shelter, 40 + on the golf course, foot golf and range. That is not counting staff or other persons contracted to be on site. Neither toilet has baby changing facilities or are suitable for disabled persons This is both a Health & Safety issue and a hygiene problem also. With possibly only two toilets available in the clubhouse/café` building, it must be very difficult to keep persons apart when queuing for the toilet. Whilst there are ongoing concerns over the COVID situation, any type of Portaloo is not seen as a viable option, as the required standard of cleanliness for these cannot be guaranteed. This is an obvious health & safety issue that must be addressed. The use of portalooos is not really an answer, nor are they an attractive addition to the site. Any portaloo would be visible from adjacent footpaths. If the landowner really is intent on increasing the footfall, then they must install toilets within the main building. Portalooos are not user friendly and do not allow persons who are disabled, wheelchair*

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users or those who require baby changing facilities. This suggests Vanessa is discriminating against some sectors of the population, if appropriate numbers and type of toilet and washroom facilities are not installed within the Golf Club Building.

It is worth mentioning that there is a planning condition on the respite centre that the building is only to be used for persons with learning difficulties, booked into the respite centre. The toilets in this building are allocated to a particular bedroom or have a 'Jack and Jill' door arrangement that allows those authorised to use the main hall, to use the shared toilet. This does not include persons just on site to play golf etc or attending an event related to the café/marquee, as this would be a breach of a planning condition. It would not be accepted that just anyone can walk into the Respite Centre to use their disabled toilets. We are sure any parent, carer, siblings, or a partner of those staying at the centre would not be happy paying for these facilities, and then find, that any Tom, Dick or Harry has been allowed to use them when it is in breach of a planning condition. It would also be putting vulnerable persons at risk and not acceptable to Achieving Aspirations who run the Respite Centre. The conditions were put in place as the Respite Centre was given a 'special consideration' to grant planning approval.

New toilet facilities should be available during open hours and not just for pop up events. There can be no logical reason why the landowner would not want properly plumbed in toilets and washrooms for her ever increasing customers.

Before any events and a decision on this application, we believe it is essential that new toilets/washroom facilities must be installed. The obvious outcome of no toilets is that persons visiting the site may well start urinating along the perimeter hedgerows (ASB) or offences of indecent exposure could occur (a crime). Persons could also use Joes Road if there are no toilet facilities as they leave the site. There would also be smells lingering for the general public using the nearby footpaths. It is quite common in these circumstances that persons would also urinate against or between cars in the nearby car park.

There is no problem for the management in relation to the disposal of human waste as there is already a very new, large capacity sewage system, in place and working. It is easily capable of dealing with human wastes as its volume vastly exceeds its present usage. There is ample room for the installation of toilets/washrooms within the main golf building. At least 2 male and 2 female toilets and a unisex toilet/washroom could be installed. These must include provisions for baby changing and disabled persons. The obvious site for these facilities is in the large spare room at the east end of the club house and accessed from the reception area. There is already a rear access into this room from the outside. This would negate the need for yet another building being added to this already over developed site with its plethora of different sized and coloured buildings. We do not need another building contrary to, 'Building in The Countryside' planning conditions. All these issues could be dealt with by a condition that toilets are installed, and Vanessa being requested to make a planning application.

21) Following any event the landowner, licensee or their staff must engage in a litter pick outside the site. The area to be cleared to include the public footpath to the west and north boundaries. Along Joes Road for at least 150yards either side of the entrance to the site.

Reason – To ensure the local environment remains litter free. of - food packaging i.e.- drink cartons/cups/mugs, plastic or glass cups, glasses and bottles. Food waste and any other items that any reasonable person would consider to be litter.

Joes Road already suffers from a consistent litter problem due to the anti-social behaviour of some motorists, walkers and vehicles going to and from Rotten Row Farm Barns, loosing car mats, motor parts, hardware – screws and tacks. All regularly found on the road and in ditches and verges. The litter problem along Joes Road must not be permitted to increase. Many town centres have a similar condition placed on take-a-way food outlets, to ensure cleaner footpaths. There is no logical reason for not making it a condition on the owners of the Joes Golf and Leisure Centre. Why should local residents suffer the noise and increased traffic due to events at this site and then suffer its rubbish, persons throwing-up on their front drives or on the highway because of the

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overindulgence of persons drinking alcohol? Cornard Tye and other Joes Road resident's carryout regular litter picking activities at least 4 times a year. We should not be expected to do it every time there is an event at the golf centre.

22) Landowner Vanessa and the licence holder to attend and pass, Conflict Resolution & Mediation Training. Reason- This Question was put to the last licensee of this café` at the committee meeting being held to make the decision if a personal and premises license should be approved. The applicant, said he had received training, but no proof was produced or even asked for. The very next evening at their first event to be held at the site, live music was played that was excessively loud. A CTRA member went to complain and ask for the music to be turned down. This resulted in a group of people from the event, including the licensee and the owner threatening and verbally abusing the complainant. The licensee also admitted he had asked the band to reduce the volume of their performance and they had refused and just carried on playing. This proved he had no experience in conflict resolution and mediation training. These are skills required to carry out their responsibilities as licensees, or persons who are responsible for holding events. The management of persons on their property is so very important. They should also have the ability and confidence to control large numbers of persons in any circumstances including emergency evacuation. If Vanessa`s objectives are to increase the footfall and have a licenced premises for the sale and consumption of alcohol, along with music on her site, she should have no objections to these conditions. The applicant has met with a member of the CTRA and discussed many of these conditions. CTRA were pleased he was already intending to introduce some of our recommendations. The committee should be confident they are granting a licence to a person with these skills and experience. Vanessa and any licensee must receive and evidence that they have the skills to control those people they allow onto their property. Its strongly suspected the licensee will have these skills but not Vanessa who controls the site. Persons on site could of course go to the Café and purchase alcohol and then drink it in any marquee she erects anywhere else on the site. That is why we are asking that alcohol must only be consumed within the café and any marquee within the paddock area.

CTRA have no personal issues or concerns re the applicant's abilities, our concerns are very much related to it being a problematic site.

Mr Hills, CTRA Deputy Chair, Greys Hall Corner, Joes Road. CO10 0QG