

### Representation 1

We wish to raise our objection to the recent License Application by Mount Farm Vineyards, CO10 9BY

#### **Public Safety**

Mount Farm is only accessible by a single track road approximately 1.5 miles long with high banks on either side and no passing places.

The road is criss crossed by several well used public footpaths, of which part of the road completes a circular public footpath.

At the end of the road by the farm there is a public bridleway,

The road is regularly used by local families, dog walkers, horse riders and ramblers.

The granting of a Licence will inevitably mean this single track road will be far busier with both commercial and private vehicles from outside the area which will increase the danger to life for individuals and family groups on this narrow stretch of road.

#### **Prevention of Public Nuisance**

As noted in the application the possible granting of a license will lead to the expansion of venues including Live Music, Recorded Music and Late Night Refreshment until 1.00am.

Our house is less than a mile away from Mount Farm. Living within a rural area the sound will carry long into the evening and early morning creating a disturbance and **Public Nuisance** to both ourselves and our neighbours.

Kind regards

Andrew and Louise Morrey

Old School House

Upper Street

Stanstead

Suffolk

CO10 9AT

## Representation 2

Claire Johnsen

Coppins House, Blooms Hall Lane, Stanstead,  
Sudbury, Suffolk CO10 9AY

Dear Licensing Team,

Reference/Type: Section 17/Grant of a New Premises Licence Premises:  
Mount Farm Vineyards, Blooms Hall Lane, Stanstead, Sudbury, Suffolk  
CO10 9BY Applicant: Amanda & Hans Engstrom

I would like to register my concerns for this licence application on the following grounds.

- **Public Nuisance, Noise pollution.** Mount Farm Hill is situated on a hill in open countryside, noise from wedding guests, live and recorded music will fan out across the open fields and permeate this tranquil location and cause a public nuisance to the local population. Noise pollution has the potential to radically and permanently change the local inhabitants enjoyment of their environment.

- **Public Nuisance and Public Safety.** All visitors arriving and departing from the venue will have to use Blooms Hall Lane, this is a very narrow single-track lane, with high banks, no pavement, no streetlight or passing place. It will be a significant nuisance to both local residents and visitors who will have to reverse often 100's of yards to allow on coming traffic to pass.

- **Public Nuisance Late night disturbance.** Traffic leaving the venue late at night will disturb residents in the lane due to the proximity of the road to their homes.

- **Public Nuisance Light pollution:** This is a remote location surrounded by fields and ancient woodland, home to many wild animals. Bright lights and vibrations will interfere with their habitat damaging a fragile ecosystem. How we look after our environment is of increasing importance and is often overlooked and I urge you to take this into consideration.

**Public Nuisance: Inappropriate time allocations:**

**Films** 17.00 - 23.00 weekdays and weekends

**Live Music** 12.00 - 23.00 Monday to Thursday.

12.00 -Friday and Saturday.

Sunday 10.00 - 23.00

**Recorded Music** 10.00 - 23.00 Monday to Thursday.

12.00 - 01.00, Friday and Saturday

Sunday 10.00 - 23.00.

New Years eve 03.0

**Late night refreshment** 23.00 - 01.00 Friday and Saturday

**Supply of Alcohol** 10.00 - 23.00 Monday to Thursday  
10.00 - 01.00 Friday, Saturday, Sunday.

**Open to the public** 10.00 - 23.00 Monday to Thursday  
Friday and Saturday 10.00 - 1.30

This is an unrelenting timetable totally unsustainable for a rural location. There is no respite in the schedule which will cause significant public nuisance to the local inhabitants and is out of keeping with a 'sustainable agricultural business.'

### **Representation 3**

I am writing to register my objection to the application for this premises licence. The basis for this objection is that the grant of a licence for these premises would be contrary to the licensing objectives because it would give rise to significant public nuisance and endanger public safety.

Hans Engstrom (one of the applicants, apparently speaking on behalf of both applicants) has indicated that, in light of the concerns raised about the application, the applicants are considering withdrawing the application in order to make a more limited application. I am delighted that the applicants are willing to listen to objections and think again about their plans. However, given the statutory deadline, I am making this objection to the application as it currently stands. Obviously my views on any revised application will depend on what is in that application.

#### ***1 Preliminary point***

- Mount Farm Vineyards is a recently planted vineyard in a very rural location which was previously used as a chicken farm. It is my understanding that there is no planning permission for the use of the premises for the purposes set out in the licence application. Since the previous use was as a chicken farm, change of use would presumably be needed to use the premises for the purposes proposed in the licence application.
- I understand that the absence of planning permission is not relevant to a licensing application, but there is nonetheless a statutory duty to consult with the Planning Department on any application. So that the Planning Department are able to make representations in relation to the licensing objectives in the light of full knowledge of the facts, I would therefore ask that the Planning Department are made aware that this application is being made to use premises apparently without proper planning consents being in place and that there are local concerns that the grant of a licence would give rise to a significant public nuisance, not least because of issues around noise pollution, light pollution, environmental pollution and the issues around access - see below.

#### ***2 Licensing Objective – Public Nuisance – Objection because of Nuisance caused to other users of Blooms Hall Lane***

Granting this licence application will cause a public nuisance in Blooms Hall Lane for the reasons set out below.

Mount Farm lies over a mile down Blooms Hall Lane which is a cul de sac ending in a public bridleway. This is currently the only means of access.

- Blooms Hall Lane is a narrow single track lane flanked by high banks and ditches.
- There are blind corners so visibility is poor.
- The road surface is prone to potholes which frequently go without repair for long periods – when potholes are present, driving down an already narrow road becomes especially difficult.
- In winter the lane regularly floods.
- In summer, vegetation means visibility is particularly limited.
- The lane is used extensively by wildlife including a large herd of fallow deer.
- There is no street lighting.
- There are no pavements so pedestrians have to walk in the road where they are inevitably vulnerable to traffic. If a vehicle is encountered pedestrians often have to climb a bank in order to allow the vehicle to pass (this is especially hazardous if there are children in buggies or dogs are involved). Any disabled person using a wheelchair/mobility scooter or child on a bicycle is at particular risk.
- There are no proper passing places. If another vehicle is encountered, this means one or other vehicle has to reverse, often for hundreds of metres. For some commercial vehicles reversing is

impractical/impossible; if granted the application would result in an increased volume of these vehicles.

- The lane is extensively used by local residents for amenity walking, often in the company of children and dogs, and by children on bicycles.
- Blooms Hall Lane also leads to the only local bridleway and is therefore frequently used by riders on horseback. There is no way to pass a horse; if a horse is met by a vehicle, the vehicle has to reverse, often for hundreds of metres (as above).

Granting a licence to Mount Farm which encourages the public to visit will increase the volume of traffic in the lane and therefore give rise to a serious public nuisance in the light of the above factors. The nuisance will impact on (a) those residents who have no option but to use Blooms Hall Lane in order to access their homes and (b) anyone who currently enjoys Blooms Hall Lane for amenity purposes such as dog walking, cycling, horse riding, etc. The risk of nuisance will be increased if it involves vehicles being driven by those who have been drinking and/or who are unfamiliar with the road and might not expect to encounter a dog walker, child in the middle of the road, fallow deer, badger, other wildlife, or another vehicle. Even knowledgeable local residents find it difficult enough to navigate especially in the dark. Any increase in traffic would be a dangerous public nuisance for existing users as well as visitors to Mount Farm. It would also cause deterioration to the road surface further increasing the nuisance and the attendant dangers.

At a meeting with neighbours, Hans Engstrom accepted that Blooms Hall Lane is not a suitable means of access for members of the public to the proposed licensed premises. It is understood that he is negotiating with landowners for an alternate means of access. This license application should be refused unless and until alternate access has been secured. Alternate access itself could give rise to public nuisance issues (Blooms Hall Lane is currently a cul de sac and could become a "rat run" if an alternate means of access to Mount Farm was opened). If alternate access is secured, then that issue would need to be addressed and any license should include a condition preventing Blooms Hall Lane becoming a rat run and requiring that alternate route be used for access, rather than Blooms Hall Lane. Otherwise a public nuisance in Blooms Hall Lane will be created.

Finally, in relation to the public nuisance that will be created in Blooms Hall Lane if this licence application is granted, the Licensing Authority should take into account the fact that Mount Farm is a considerable distance from any sizeable town (Bury some 12 miles, Sudbury some 8 miles). The nearest public transport is an infrequent rural bus stop some two miles away. It is therefore impracticable to think that, if Mount Farm is licensed, access by the public will be other than by car. Hence a public nuisance will be inevitably created in Blooms Hall Lane if the public are encouraged to travel to Mount Farm since travel by car is the only realistic means of access. If the premises are licensed at all, that should be only for on-line sales with shipping from Mount Farm being made in bulk to a warehouse in a more suitable location from where retail fulfilment could be made.

### ***3. Licensing Objective – Public Nuisance – Objection because of nuisance caused by noise***

Mount Farm is set in open countryside in a very rural area. Other than the noise of occasional agricultural activity, local residents and those enjoying the local network of footpaths/the bridleway experience the absolute peace and quiet which comes with such an area. There is a marked absence of any manmade noise. Any increase in noise will be especially noticeable and unwelcome and would create a noise nuisance which would have an adverse impact on the amenity of neighbouring properties and the quiet enjoyment that walkers/riders on horseback currently experience when using the footpaths/bridleway that run through Mount Farm right beside the premises in question. If this application is granted, it seems highly likely that there would be noise nuisance from:

- Increased volume of traffic
- live or recorded music (even if indoors)

- any outdoor activities (e.g. wedding receptions)
- those arriving or leaving, especially late at night.

This is a particular concern since the application is to allow use of the premises 7 days a week (5 days until 11pm and 2 days a week until 1 am). This offers no respite to local residents. It would be a completely inappropriate use and would cause noise, nuisance and potentially antisocial behaviour.

Not only would this noise nuisance affect the amenity of local residents, it would also adversely affect wildlife. When the applicant obtained planning permission for the two dwellings at Mount Farm, one of the factors taken into account was that there be no significant noise impact as a result of the development. The current proposals would have an inevitable adverse impact.

Hans Engstrom, apparently speaking for both applicants, has suggested he only intends to hold occasional events. If the applicants seek to advance the argument that they only intend to hold infrequent events, then I suggest that this could be dealt with the use of temporary event notices rather than a license giving year round permission.

If, contrary to my objections, a license is granted, then in order to prevent any noise nuisance from events at Mount Farm and from members of the public going to and from Mount Farm, conditions should be imposed so as (a) to prevent any music or other noise from events being audible outside (e.g. acoustic curtains etc) (b) to prevent outside events being held at all (c) to restrict the frequency of events to weekdays only and (d) to restrict hours of operation to normal retail only (say 9-5).

#### ***4. Licensing Objective – Public Nuisance – Light Pollution and Environmental issues***

In addition to the public nuisance caused by noise, granting a license that permits outdoor events is highly likely to give rise to light and environmental pollution which would be a public nuisance, causing a disturbance to neighbouring properties, those using footpaths and wildlife including the bats known to be present locally. Increased traffic volumes would affect air quality and would be a public nuisance, detrimental to the health of local residents and those seeking to enjoy the local footpaths and bridleway.

If, contrary to my objections, a license is granted, then in order to prevent any light and environmental nuisance from events at Mount Farm and from members of the public going to and from Mount Farm, conditions should be imposed so as (a) to prevent outside events being held at all (b) to restrict the frequency of events to weekdays only and (c) to restrict hours of operation to normal retail only (say 9-5).

#### ***6. Licensing Objective – Public Safety***

The application raises issues of public safety. Were there to be any emergency at Mount Farm requiring attendance of fire, ambulance or other emergency services the issues raised at (2) above in relation to the difficulties of access via Blooms Hall Lane would be relevant. Access to Mount Farm for emergency services would be difficult and therefore that should be taken into account in considering this licence application.

#### ***Conclusion***

In view of the above, I urge the Licensing Authority to refuse this application.

I have no wish to fall out with the applicants who are near neighbours. I would like their vineyard venture to succeed. But the location of Mount Farm – in particular the need to access it down a single track road - means that if the premises were licensed and encouraged attendance by members of the public, that would inevitably create a public nuisance for other users of Blooms Hall Lane and local residents. Because of the public nuisance that would be created, Mount Farm is completely unsuitable as licensed premises for the public to visit for any purposes, be that retail sale of wine, watching films, listening to music or attending weddings. That is especially the case if the visit would involve consumption of alcohol. In light of the licensing objectives and in order to

avoid a public nuisance, the appropriate way for the Licensing Authority to licence the vineyard to make sales is by way of on-line sale, with conditions so that the wine is shipped out in bulk to minimise rural traffic and with retail sale fulfilment then being made from a more suitably situated warehouse.

Yours faithfully

David Harkness

Blooms Hall, Blooms Hall Lane, Stanstead, Suffolk, CO10 9AY

## **Representation 4**

Frances Brown  
Acorn House  
Stanstead  
Sudbury  
Suffolk  
CO10 9AP

14<sup>th</sup> December 2021

### **Reference/Type: Section 17/Grant of a New Premises Licence - Mount Farm Vineyards, Blooms Hall Lane, Stanstead, Sudbury, Suffolk CO10 9BY**

I write regarding the current licencing application for the above site.

I would like to object and make representation with respect to **Public Safety and Public Nuisance**.

Planning permission was given at Mount Farm for two barn conversions in 2019 and the applicants family moved into three dwellings on the site, planted a vineyard, constructed and converted buildings. This has doubled the number of existing dwellings at the end Blooms Hall Lane.

- The site is situated at the end of Blooms Hall Lane. This tiny lane is an unclassified road of 1.9 km in length. It is single track and high banks throughout most of its length. It is the only vehicular access to the site.
- Blooms Hall Lane is only the width of one car. Lorries and vans, which have been trying to use the road for the construction of the houses / vineyard, have already eroded away the banks on many sections as it is too narrow for them.
- Babergh D.C recognise that this lane is restricted as they use a purpose-built waste collection vehicle to access these dwellings as the normal dust cart cannot fit up Blooms Hall Lane.
- Throughout the 1.9 km length of the lane a car and a pedestrian, cyclist or horse are unable to pass each other safely. There is a lot of vehicles reversing and back tracking every single day. There are no passing places.
- The lane has a steep hill, blind bends, no visibility, no footpath, no road markings, no drainage, no streetlights and no speed restriction. .
- Before it gets to Mount Farm Vineyard the lane becomes a designated Public Bridleway which runs through the middle of the applicant's site and continues across farmland to the Stanstead Road, Shimpling. Vehicular traffic is not permitted on Bridleways. Anyone attending an event or buying alcohol would have to drive along the bridleway.
- Blooms Hall Lane floods along the lowest section and is frequently covered in sheet ice in the winter.
- There have been several accidents along the lane, a car overturned and crashed on the second blind bend destroying the village salt bin and ending up in the stream. The local Postman has also been hit on more than one occasion. Royal Mail will presumably have the records of those incidents.

- Horse riders and pedestrians are subject to near misses constantly just with the current level of traffic.

This lane is extensively used by walkers, cyclists, dog walkers, horse riders and those that rely on mobility scooters. It is the only Public Bridleway in our village and forms a circular route. It is crossed by three Public footpaths, one of which enters back onto the lane within the application site. So there is public access to adults, children, cyclists, horses, dogs etc.

This application is looking to hold events at the site including weddings, wine tastings, live music, film nights, all with food and alcohol. This will obviously increase traffic and public nuisance on a totally unsuitable lane. Anyone attending such events, buying or tasting wine will all increase the traffic. There is no bus service in the village (except one on a Thursday Morning!)

Any increase in traffic whatsoever at this location will be a matter of Public Safety. There should be no increase in traffic on this completely unsuitable road and bridleway. It is already dangerous with many non-vehicular users having to endure near misses, scramble up the banks or clamber into hedges on a daily basis.

It is not a safe or suitable location for any form of public events applied for or for any on-site sales.

Granting this licence blatantly will obstruct the public in the exercise or enjoyment of rights common to all i.e. walking, cycling or riding safely in their village.

**Public nuisance** will be caused to adjacent landowners having their land driven over in attempt to form passing places.

There will be noise issues from music and traffic to the adjacent neighbours, especially with leaving the premises at the late hours (01:30hrs) requested

This is a tiny rural community only used to the noise of wildlife after the hours of darkness

There is absolutely no reason why this business can't sell their wine through the usual existing retail establishments, on-line or the myriad of local outlets, farmers markets, county shows etc.

This is not a suitable location and I object to this application.

Photo of the Public Bridleway actually situated on the application site.



## **Representation 5**

Dear Katherine,

### **Objection to the recent License Application by Mount Farm Vineyards situated at CO10 9BY.**

Many thanks for your guidance.

As you will begin to realise there is great concern within the village of Stanstead about this Licence Application.

My objections lie within the areas of **Public Safety** and **Prevention of Public Nuisance** as outlined below.

#### **Public Safety**

Blooms Hall Lane is the only single track access road to four residential properties including Mount Farm. The lane is 1.5 miles in length and only single file with long stretches of high banking on both sides and no passing places.

The road is regularly used by local families including their young children, dog walkers, and the elderly for recreational walks to a public bridleway which is accessed through the Mount Farm property.

The granting of a Licence will inevitably mean this single track road will be far busier with both commercial and private vehicles from outside the area which **will increase the danger to life for individuals and family groups on this narrow stretch of road.**

#### **Prevention of Public Nuisance**

As noted in the application the possible granting of a license will lead to the expansion of venues including Live Music, Recorded Music and Late Night Refreshment until 1.00am.

My house is less than a mile away from Mount Farm. Living within a rural area the sound will carry long into the evening and early morning creating a disturbance and **Public Nuisance** to myself and my neighbours.

Thankyou for your consideration in this matter.  
Kindest regards,  
Graham.

*Graham Lee.*

*Ellis Barn  
Upper Street  
Stanstead  
Sudbury  
Suffolk  
CO10 9AT*

## **Representation 6**

Reference/Type: Section 17/Grant of a New Premises Licence

Premises: Mount Farm Vineyards, Blooms Hall Lane, Stanstead, Sudbury, Suffolk CO10 9BY

Applicant: Amanda & Hans Engstrom

In relation to the above application, I would like to object on the following basis:

### **Public Nuisance**

The above application refers to 'not more than 6 wedding events to be held on the premises'.....and entertainment shall cease at 23.30'

The application also makes reference to Films, Outdoor and Recorded Music, Provision of late-night refreshment and Supply of alcohol.

Please note that this area is a very rural and quiet area with very little light or noise encroachment - such sites are rare in Southern England. Any entertainment with live or recorded music is going to reduce this environment and will, if successful, undoubtedly increase in the future. Any 'event' requires suppliers to deliver before and after in order to prepare the site and then there are the guests ( numbers not revealed), who will not only increase the noise but also the pollution to the area

In addition, Blooms Hall Lane is the only access route to Mount Farm and is a tiny, narrow, 1-mile-long lane with no room for two vehicles to pass. Any additional strain on this road will create a huge additional public nuisance. I maintain that any events of any sort will endanger life, health and the present enjoyment of the public to use of this lane.

### **Public Safety**

Blooms Hall Lane is a narrow 1-mile lane which provides the only access to Mount Farm and the 3 other properties situated at the end of the lane. It is already dangerous as it has high banks, no overtaking room and blind corners. At the moment the lane is a relatively quiet cul-de-sac just used by the residents, horse riders and mothers walking their children. The residents know the lane and treat it with respect but it is already a dangerous road. Any increase in traffic, especially from people who don't know and understand the route, will dramatically reduce public safety and is highly likely to result in damages to vehicles, animals and God-forbid humans.

It is for the reasons explained above that I would like to oppose the grant of licence to sell alcohol to the above premise.

Please acknowledge receipt of this email and I look forward to hearing back from you with your decision.

Yours sincerely

### **Hugo Johnsen**

Coppins House, Stanstead, Sudbury, Suffolk CO10 9AY

**Representation 7**

re: New Premise  
Licence

Licensing Team,  
Babergh District  
Council,

Spring Cottage  
1 Windmill Place,  
Stansstead.  
Suffolk CO10 9SY  
13th December 2022

Dear Sirs,

re: Hauist Farm Vineyards - Blooms hall Lane  
CO10 9BY

I wish to register a complaint about  
the above request for a new premise  
licence.

Blooms hall Lane is a single track  
winding lane with high banks on  
either side and no passing places  
or pavements. It is used by myself  
and other residents to walk with  
children, dogs etc. every day to  
reach the footpaths and bridleways  
it is already dangerous when  
large vehicles use it as pedestrians  
and horse riders have trouble  
trying to climb the tall banks  
to get out of the way of the traffic

The amount of traffic caused by granting the new license would cause dangerous accidents and traffic jams. Quite apart from the disturbance of noise caused by wedding venue, music gatherings, etc. Traffic etc to the residents in this quiet country area. Already the banks bordering the lake are being broken down by the heavy traffic now using the lake. This lake also often floods at times of heavy rain.

I recommend the council visit the area to judge for themselves the suitability of granting the requested licence.

Yours faithfully

J. CHRISTOPHERSON.

## **Representation 8**

Reference/Type: Section 17/Grant of a New Premises Licence - Premises: Mount Farm Vineyards, Blooms Hall Lane, Stanstead, Sudbury, Suffolk CO10 9BY - Applicant: Amanda & Hans Engstrom

I am writing to register my objection to the Applicants' application for a premises licence at Mount Farm Vineyard. The basis for this objection is that the grant of a licence for these premises would be contrary to the licensing objectives because it would give rise to significant public nuisance and would endanger public safety.

Mount Farm Vineyard is a recently planted vineyard in a very rural location which was previously used as a chicken farm. In addition to their agricultural activities, the applicants' application makes it clear that they now wish to use the premises as an entertainment venue hosting weddings, wine tastings, film nights and the provision of late-night refreshment, both indoors and outdoors. I understand that the applicants do not have the necessary planning consents in place to allow the premises to be used for any of these purposes. In addition to these activities, the applicants are also seeking a license to permit the sale of alcohol for consumption on and off the premises.

Taking each of the various activities for which a license is sought in turn, I would comment as follows:

### **Weddings and other outside events, e.g. late night dining**

I object to the Applicants' application for the following reasons;

Mount Farm Vineyard lies more than a mile down Blooms Hall Lane, a no through road ending in a public bridleway. This is currently the only means of access.

- Blooms Hall Lane is a narrow single track lane flanked by high banks and ditches.
- There are blind corners so visibility is poor.
- The road surface is prone to potholes which frequently go without repair for long periods – when potholes are present, driving down an already narrow road becomes especially difficult.
- In winter the lane regularly floods.
- In summer, vegetation means visibility is particularly limited.
- The lane is used extensively by wildlife including a large herd of fallow deer.
- There is no street lighting.
- There are no pavements so pedestrians have to walk in the road where they are inevitably vulnerable to traffic. If a vehicle is encountered pedestrians often have to climb a bank in order to allow the vehicle to pass (this is especially hazardous if there are children in buggies or dogs are involved). Any disabled person using a wheelchair/mobility scooter or child on a bicycle is at particular risk.
- There are no proper passing places. If another vehicle is encountered, this means one or other vehicle has to reverse, often for hundreds of metres. For some commercial vehicles reversing is impractical/impossible; if granted the application would result in an increased volume of these vehicles.
- The lane is extensively used by local residents for amenity walking, often in the company of children and dogs, and by children on bicycles.
- Blooms Hall Lane also leads to the only local bridleway and is therefore frequently used by riders on horseback. There is no way to pass a horse; if a horse is met by a vehicle, the vehicle has to reverse, often for hundreds of metres (as above).

Granting a licence to Mount Farm Vineyard which encourages the public to visit will increase the volume of traffic in the lane and, in the light of the above factors, will give rise to a serious public nuisance. The nuisance caused by visitors to the premises driving down Blooms Hall Lane will impact on (a) those residents who have no option but to use Blooms Hall Lane in order to access their homes and (b) anyone who currently enjoys

Blooms Hall Lane for amenity purposes such as dog walking, cycling, horse riding, etc. For this reason, I believe the application should be rejected.

In addition, given the lack of any public transport serving Blooms Hall Lane, members of the public travelling to the premises to attend an event, will be highly likely to travel both to and from the venue by car. This would have a number of adverse effects which, in my view, amount to a public nuisance. Firstly, vehicles travelling to and from the venue will generate pollution and increase carbon emissions. Increased levels of pollution will be damaging to the health and wellbeing of those who live in, or take exercise on, Blooms Hall Lane. It would adversely affect the natural environment and would be contrary to Suffolk County Council's stated aim that the county should become Carbon Neutral by 2030.

Secondly, the necessity of using private motor vehicles to access events such as wine tastings and weddings, will increase the risk that motorists using Blooms Hall Lane will have their judgment impaired as a result of alcohol consumption, even if that consumption is below legal limits. Blooms Hall Lane is a difficult lane to navigate especially if you are a visitor unfamiliar with the road, or you have been drinking.

The use of Blooms Hall Lane by service vehicles supplying food, flowers, and other necessities will also increase the risk of public nuisance, will increase pollution and carbon emissions and will lead to a deterioration in the condition of the road surface.

In addition to the public nuisance caused by increased traffic volumes, I believe that granting a licence that permits outside events would give rise to a public nuisance in the form of noise pollution. This is a particular concern given that I understand one of the Applicants, Hans Engstrom, has a background in the music industry and that a license is being sought which would permit both live and recorded music whilst events are taking place.

Mount Farm is set in open countryside in a very rural area. Other than the noise of occasional agricultural activity, local residents and those enjoying the local network of footpaths/the bridleway experience the absolute peace and quiet which comes with such an area. There is a marked absence of any manmade noise. Any increase in noise will be especially noticeable and intrusive and would create a noise nuisance which would have an adverse impact on the amenity of neighbouring properties. It would have an adverse effect on local wildlife and would also spoil the peace and quiet that walkers and those on horseback currently experience when using the footpaths/bridleway that run through Mount Farm right beside the premises in question. It is worthy of note that when the Applicant obtained planning permission for the residential dwellings at Mount Farm, one of the factors taken into account was that there would be no significant noise impact as a result of the development. The events currently proposed would have an inevitable adverse impact.

The noise nuisance that would be generated if Mount Farm were to be licensed for Weddings, events and the provision of outside entertainment is a particular concern given that the applicants are seeking licensed use of the premises 7 days a week, 52 weeks of the year. This schedule offers no respite for local residents and is, in my view, completely inappropriate for a venue in such a quiet and currently unspoiled location. I therefore believe that the application for a license to hold weddings and other outside events should be rejected on the grounds that it breaches the licensing objectives and will give rise to a public nuisance resulting from the inevitable noise pollution.

In addition to the public nuisance caused by traffic accessing the premises, and the noise nuisance caused to local residents, granting a license for outdoor events would be highly likely to give rise to light and environmental pollution which would be a public nuisance, causing a disturbance to neighbouring properties, those using footpaths and wildlife including the bats known to be present locally.

Finally, the restricted access to Mount Farm Vineyard down Blooms Hall Lane, raises issues of public safety for those attending events on the premises. If there were to be an accident, or someone were to be taken ill and

the attendance of the fire, ambulance or any other emergency service were required access would be difficult and response times adversely affected. The current application to host weddings and other events raises adverse issues of public safety and should therefore be rejected.

#### **The indoor screening of films, indoor wine tastings and other events**

I object to the Applicants' application for a licence to use the premises for indoor events such as weddings, films, wine tastings, private dining and other events on the grounds that to do so would breach the licensing objectives and would give rise to a public nuisance and would endanger public safety.

In relation to a public nuisance caused by visitors accessing the premises down Blooms Hall Lane, I repeat the objections made in relation to outside events above.

In relation to a public nuisance caused by noise pollution, light pollution and environmental pollution I repeat the objections made in relation to outside events above.

On the basis of these objections I believe that the Applicants' application should be refused.

#### **The licensing of a wine shop on the premises and the sale of alcohol on the premises during both indoor and outdoor events**

I object to the grant of a licence permitting the retail sale of alcohol on the premises whether from a retail outlet or during wine tastings or other events.

I oppose any licensing of the premises which would involve members of the public travelling to or from the premises down Blooms Hall Lane on the grounds that the traffic necessarily generated would give rise to a significant public nuisance for the reasons set out in relation to Weddings and other outside events above. This includes access issues, public nuisance caused by noise or pollution and issues of public safety on the premises.

#### **The licensing of the premises for on-line sales**

I have no objection to the premises being licensed for on-line sales of alcohol for consumption off the premises, so long as the fulfilment of these online sales is handled in such a way as to minimise traffic movements on Blooms Hall Lane, thus minimising environmental and noise pollution and public nuisance caused by the deterioration of the surface of Blooms Hall Lane. For the avoidance of doubt, I would object to any licence which permits the collection of wine from Mount Farm Vineyard by members of the public.

#### **Conclusion**

For all the reasons set out above, I object to the Applicants' application and urge the Licensing Authority to refuse it.

The use of Mount Farm Vineyard as an entertainment venue (or indeed for any other use which encourages the public to visit) is, for the reasons set out above, wholly inappropriate and would have an adverse effect on the physical and mental health of those residents who live in the vicinity of the premises and those members of the public who enjoy the peace, fresh air and opportunities for exercise and recreation that this unspoilt part of the Suffolk Countryside presents. That effect would be a public nuisance which would breach the Licensing objectives. It would also raise issues as to the public safety of members of the public on the premises.

Yours faithfully

Judith Lyons  
Blooms Hall, Blooms Hall Lane, Stanstead, Suffolk, CO10 9AY

## **Representation 9**

Reference/Type: Section 17/Grant of a New Premises Licence

Premises: Mount Farm Vineyards, Blooms Hall Lane, Stanstead, Sudbury, Suffolk CO10 9BY

Applicant: Amanda & Hans Engstrom

My family and I object to the granting of the licence on the grounds of public nuisance. We live in a peaceful rural area and would like to keep it that way. Being on open farmland, noise from events at Mount Farm Vineyards will be easily audible for miles around - a most unwelcome nuisance. Furthermore, the noise and disturbance from a marked increase in traffic on the narrow roads around (and leading to) the venue will clearly also be a public nuisance for the village and surrounding neighbourhood.

If it is decided that such public nuisance is not grounds for declining the application, we would object to the licensing hours applied for, as they seem very extensive; we would therefore propose (a) the licensing hours be restricted, (b) there be no late nights or weekends allowed and (c) no live music (or similar noise levels) be permitted.

Thank you for your consideration.

Simon Pardoe  
Barnfield, Upper Street, Stanstead CO10 9 AU

## **Representation 10**

It has been brought to my attention that the Mount Farm Vineyards has applied for a license to host music night, weddings, wine tasting serving of alcohol at film nights etc. I live in Shimpling and have horses, there is a bridleway running through the centre of Mount Farm, the owner has already upset many horse riders by putting in unsuitable gates at both ends. I am worried that having a venue like this will attract rowdy drunk party goers on a well used bridleway, I will be from next summer leading my grandson on his pony through that bridleway, (it's one of only two bridleways we have) and do not wish to subject him at nearly three years old to this, not only the amount of people but the amount of traffic on a single track road that we have to ride along. We need to preserve our bridleways as the roads are very dangerous with the amount of traffic using them

Mrs Sue Salmon  
Thin Acre The Street, Shimpling, Suffolk, IP29 4HS

## **Representation 11**

Dear sir madam .

There are a number of reasons why I object to this application but there are two main ones .  
Although I live in lower street i believe the noise and light pollution is a major factor considering the application is for seven days a week and upto 1.00am. As the area is on quite a high elevation I think it would work like a light house transmitting sound and light over a vast area this affecting many properties and wildlife one being a ssi.

The second point is a health and safety issue . If there were a incident minor or major requiring multiple emergency services , the road / track that they would have to use would not be sufficient to cope with this and any other increase in traffic .

I also for to say that when I said about noise and light pollution the noise could be construed as a statutory noise nuisance.

Yours sincerely

Mr a green

Hessle , lower street , stanstead , Co109ah.

## **Representation 12**

Mill Lodge  
4 Windmill Place  
Stanstead  
Sudbury  
CO10 9SY

21 December 2021

Re. Application for a premises licence at Mount Farm in Blooms Hall Lane, Stanstead

Dear Sir,

I wish to object to the granting of this licence for the following reasons:

1) Prevention of public nuisance: The licence application is for seven days a week with opening hours being between 10:00 until 23:00 hours or 12:00 until 1:00 the following day.

a) Blooms Hall Lane is a single track road which becomes a bridleway. For the most part the lane has steep-sided banks either side. The lane is used by ramblers, local people, dog walkers and horse riders. It is not possible for vehicles to pass each other on the lane. Vehicles would have to reverse back to the end of the lane to let a vehicle travelling in the opposite direction to pass.

b) Vehicle pollution will be a public nuisance to the rightful users of the pathway and bridleway.

c) Outdoor events could be noisy and cause light pollution detrimentally affecting the neighbouring properties and wildlife.

d) There would be significant increase in traffic through the village during the proposed opening hours of the premises. There are a number of footpaths and bridleways that lead to the property and through the designated licencing area, this is used by ramblers, local people, dog walkers and horse riders. Party revellers and loud music would be a public nuisance to the rightful users of the pathway and bridleway.

2) Public Safety:

a) Blooms Hall Lane is a single track road which becomes a bridleway. For the most part the lane has steep sided banks either side. The lane is used by ramblers, local people, dog walkers and horse riders. It is not possible for vehicles to pass each other on the lane. Vehicles would have to reverse back to the end of the lane to let a vehicle travelling in the opposite direction to pass. Walkers along the lane would be put in danger by vehicles in the lane. Pedestrians would have to climb up the bank to allow vehicles to pass or to walk to a spot where the bank is less steep. Such manoeuvres would be dangerous. Such an approach is contrary to law as set out by the Health and Safety Executive: by law, pedestrians or vehicles must be able to use a traffic route without causing danger to the health or safety of people near it.

b) any increase in traffic would make it almost impossible for emergency vehicles to attend the premises in a prompt manner creating a danger to people attending the venue.

c) The licence application is for seven days a week with opening hours being between 10:00 until 23:00 hours or 12:00 until 1:00 the following day potentially creating anti-social behaviour.

Yours sincerely,

Howard and Jane Gilbert

**Representation 13**

# Stanstead Parish Council

Clerk : Mr Roy Weedon  
Flint Cottage, The Hill, Stanstead, CO10 9AP

BMSDC Licensing Team

22<sup>nd</sup> December 2021

Dear Sir/Madam,

**Re Application for Premises Licence for Mount Farm Vineyards, Blooms Hall Lane Stanstead.**

On Monday 20<sup>th</sup> December 2021 Stanstead Parish Council had an extraordinary meeting to discuss this application as it impacts the village of Stanstead. The public were invited to make comments and thereafter the council members discussed the application and unanimously objected to the application.

The grounds for the objection are detailed in the following submission.

**Prevention of public nuisance**

Outdoor events could be noisy and cause light pollution detrimentally affecting the neighbouring properties and wildlife.

There are several footpaths and bridleways that lead to the property and through the designated licencing area, this is used by ramblers, local people, dog walkers and horse riders. Party revellers and loud music would be a public nuisance to the rightful users of the pathway and bridleway.

Vehicle pollution will be a public nuisance to the rightful users of the pathway and bridleway.

The licence application is for seven days a week potentially creating anti-social behaviour in addition to the three points above.

**Public Safety**

Blooms Hall Lane is a single-track road which becomes a bridleway and any increase in traffic would make it almost impossible for emergency vehicles to attend the premises in a prompt manner creating a danger to people attending the venue. The lane is used by ramblers, local people, dog walkers and horse riders therefore any increase in traffic will be a danger to all concerned.

There are several footpaths and bridleways that lead to the property and through the designated licencing area, this is used by ramblers, local people, dog walkers and horse riders. Party revellers could create a public safety issue to the rightful users of the pathway and bridleway.

The licence application is for seven days a week potentially creating anti-social behaviour which could create a public safety issue.

**Protection of children from harm.**

There are several footpaths and bridleways that lead to the property and through the designated licencing area, this is used by ramblers, local people, dog walkers, horse riders including children. Party revellers and anti-social behaviour could create a safety issue for children rightfully using the pathway and bridleway

Yours faithfully

Roy Weedon  
Clerk to Stanstead Parish Council

## **Representation 14**

Dear Katherine

Objection to the recent License Application by Mount Farm Vineyard situated at CO109BY

Our objections lie within the areas of PUBLIC SAFETY and PREVENTION of PUBLIC NUISANCE as outlined below

### **PUBLIC SAFETY**

Blooms Hall Lane is the only single track access road to four residential properties including Mount Farm. The lane is 1.5 miles in length with long stretches of high banking on both sides and no passing places.

The road is regularly used by local families with young children, dog walkers and horse riders. There are difficulties now in finding a safe standing area when traffic appears and worse for horse riders.

The granting of a license will inevitably mean this single track road will be far busier with both commercial and private vehicles from outside the area which will increase the danger to life for individual and family groups on this narrow road. We also have a large deer herd in Stanstead which regularly crosses/stays in road which could cause problems to traffic.

### **PREVENTION of PUBLIC NUISANCE**

We noted in the application the possible granting of a license will lead to the expansion of events including live and recorded music, late night refreshment until 1-0am. From other information supplied by the vineyard, they will be holding four weekly annual events, possibly a riders/ramblers cafe at weekends, groups of tourists staying for a week in tents/cabins. Finally, but not least, weddings.

Our house is less than 1 mile from Mount Farm. Living within a rural area, sound will carry long into the evening and early morning creating a disturbance and PUBLIC NUISANCE to us and neighbours. You may well consider environmental and vehicle pollution under this heading.

Therefore consideration should be given to refusing this application.

Jean and David Finch

Ellis Farmhouse

Upper Street

Stanstead

CO109AT

## **Representation 15**

Dear Sir/Madam

We are writing to express our concern and to object to the granting of the licence for the range of activities planned at Mounts Farm.

As residents of a safe and quiet village with a little used road passing through we have enjoyed the freedom of walking regularly through the lanes which begin in our village and often lead to greater outdoor spaces and open land. For retired people like us we have always been relaxed and happy to know that rarely are we at risk from numerous vehicles passing through the lanes we use like Blooms Hall.

As you will know, it is very narrow and sinuous and there are virtually no places where two vehicles could safely pass. We cannot imagine how dangerous it could be for residents like us to continue using this Lane on foot if Mounts Farm was granted permission for large parties of people to gather there for weddings and other crowd pulling events throughout the year.

The increase in the volume of traffic using that Lane as access by guests is going to be considerable let alone the supply vehicles which would be required to service such a venue with food, drinks and other services. We know that such venues will often have late night bookings and the noise which would ensue with the music and the revelry of guests leaving the venue would, we feel, be bound to impact upon the community who is unfortunate enough to live closest to Blooms Hall Lane or Mounts Farm itself.

We know Blooms Hall Lane is the only access by road to the local, only official bridleway for the horse owners of the village, who up till now, have been able to use that Lane regularly, safe in the knowledge that they would meet few vehicles which, in such a narrow and winding Lane, could be catastrophic. Those who may be visiting the events planned for Mounts Farm may not be aware of the regular use of Blooms Hall Lane by horse riders and walkers and we believe the additional risk we residents would be subjected to is unacceptable.

In short we believe the granting of a licence to Mounts Farm for activities listed at the frequency requested is a recipe for disaster for our village and its residents. It poses risks to the village residents, disrupts the quiet by creating considerable additional noise and traffic to a formerly peaceful village and its community and seems to benefit only the owners and their guests whilst presenting potential losses for all of our residents, the environment and for the existing unspoilt character of Stanstead. The safety and preservation of our rural community and its residents should take precedence over the financial gains of a commercial venture and we trust that you will take heed of the views of the residents and turn down this application for licensing.

Your faithfully

Christopher Cox  
Lesley Hutchings  
Juniper Lodge  
Upper Street  
Stanstead  
CO109AU

## **Representation 16**

Public Nuisance 23 Dec 2021

Reference/Type: Section 17/Grant of a New Premises Licence - Premises: Mount Farm Vineyards, Blooms Hall Lane, Stanstead, Sudbury, Suffolk CO10 9BY - Applicant: Amanda & Hans Engstrom

I would like object to this application.

I believe the grant of a licence would give rise to a public nuisance as follows

The nuisance would be caused to users of Blooms Hall Lane.

I live in Blooms Hall Lane and everyone backs in and turns around in my driveway. (The road is narrow with no passing spaces) My driveway is a blind opening to the left and with greater traffic this would cause a public nuisance. ( I have already experienced an increase due to building work at Mount

Blooms Hall Lane has no street lamps or speed restrictions and the Licence is until late at night so driving along the narrow lane in the dark with deer everywhere will cause serious public nuisance. It concerns me that people visiting a venue serving and selling wine raises concerns of people drink driving along this narrow lane, (even a single glass of wine can affect driving) which would be a public nuisance and put users of the lane at risk and cause serious public nuisance.

Also more traffic through deliveries, catering and volume of wedding traffic and taxis speeding and trying to pass each other will cause a public nuisance.

The lane is heavily used by village residents for walking, often with their dogs and children. It is also used by horse riders and cyclists and disability vehicles. It is narrow with poor visibility and has no pavements, so pedestrians have to walk in the road and try to climb banks for vehicles to pass causing a public nuisance

The only realistic way for visitors to get to Mount Farm Vineyard will be by car along Blooms Hall Lane. That will create more traffic in Blooms Hall Lane which will put users of the Lane at risk and cause a serious public nuisance.

The venue and winery itself sounds a great idea, but it needs better road access

Therefore the Licensing Authority should refuse this application.

Yours faithfully

Name: Marnie Bragg

Address: 6 Blooms Hall Lane, Stanstead Sudbury, Suffolk CO10 9BY

## **Representation 17**

Mary Warne  
4 Valley View Stanstead CO10 9AR

Date: 21<sup>st</sup> December 2021  
Ref: Mount Farm Vineyard

Babergh District Council  
8 Russell Rd, Ipswich IP1 2BX  
[LicensingTeam@baberghmidsuffolk.gov.uk](mailto:LicensingTeam@baberghmidsuffolk.gov.uk)

RE Application for premises licence at Mount Farm Vineyards, Blooms Hall Lane Stanstead, CO10 9BY

I would like to raise concerns about the licence in connection to what was produced by Hans and Amanda Enstorm for the Stanstead Parish Council Meeting this Monday for them applying for a licence for live music, film shows, recorded music, weddings and more. The drinks licence application is up to 1am in the morning and 3.00 am on New Year Eve.

My main objections are under the prevention of public nuisance, public safety, protection of children from harm and for environment issues that may cause harm to wildlife and endangered species.

### **PREVENTION OF PUBLIC NUISANCE**

#### **Light Pollution – Harmful for night sky and nocturnal endangered species and annoyance to neighbourhood.**

Outdoor events could cause light pollution of which may cause obtrusive light of which I think is not suitable for the location. Apart from it may be classed as a source of annoyance to the neighbourhood it can be very harmful to the wildlife and undermine the enjoyment of the countryside of the night sky. At the moment, the area is intrinsically dark landscape. In particular, the dark landscape currently supports habitats for native nocturnal animals. Some of these nocturnal animals within the area are Bats, Owls, Moths, Foxes, Badgers, Hedgehogs, to name a few. Have a study been done to ensure that the endangered species will not be affected by the light pollution. As the light pollution could affect the endangered species habitat; of which could result in further decline of endangered species within Suffolk.

#### **Noise Pollution – Harmful for horses, dogs and wildlife and causing anti-social behaviour.**

The licence application is for seven days a week and could be creating anti-social behaviour within the community. (New Years Eve to 3:00am) Party revellers and loud music would be a public nuisance within the day/night to nature lovers, ramblers, local people dog walkers. There are a number of footpaths and bridleway though the land area /premises; loud music could frighten dogs, horses, and other wild animals. This could affect the right of way for users of the footpaths and bridleway and could cause safety issues.

Apart from the music with an increase in traffic, there would also be noise pollution from vehicles.

Noise pollution can affect the wildlife within the area as the communication, mating behaviour, hunting and survival instincts of animals are altered by excess noise. The noise pollution / interference can interfere with their senses and can even cause animals to become ill, especially small animals like mice and in larger animals can even develop high blood pressure due to noise pollution. Noise pollution can

have a direct effect on their behaviour and wellbeing; this could affect bats, owls, badgers, and other bird of prey within the area; of which could result a decline in endangered species within Suffolk. I have seen various species of owls, sparrow hawks, kites, hobbies, and buzzards; bats, foxes, badgers, and other small animals of which could be affected by noise pollution – has a study been conducted to ensure these animals will be not affected by noise pollution. As we are in a valley the sound travels – so the implications of noise have wider implications. The nature and harm to the area could be vast.

### **Environmental Pollution**

With the increase of vehicles up Blooms Hall Lane there will be wide range of gases and solid matter which increases global warming, is harming the environment and to human health. (Co2 emissions, source of air and water pollution) This could affect humans, animals, and the wildlife within the area. There could and increase of litter of which could be harmful for the environment and to the cost of the Parish of Stanstead as the only access area is up Blooms Hall Lane. Environment pollution caused by the licence will be public nuisance.

### **Public Nuisance to parked cars inc Public Safety**

With the Engstorms information given to the parish council – its states: large events with, pop up restaurant's live music, movie nights with late night refreshments, riders and rambler's café opened 10-4 but not limited inc Saturdays and Sundays with a Shuttle Bus. It states that the 5-20 vehicles per event then states that there will be 5-100 visitors; however, the profitability is not sustainable at these levels if they are paying for live music. If there is a wedding for 200 people, the cars would be at least 175 cars and the information given said there is sufficient parking facilities for staff and in-housed distribution van only– there is no mention of visitor parking. Cars will be parked in the village of which does not hold enough parking and will cause a public nuisance to residents and areas could be endanger life. Visitors may try to park down Blooms Hall Lane and block access to farm tracks and other neighbour access areas. Blooms Hall Lane is a single-track road of which holds no yellow or other non-parking stipulation. A parked vehicle would make it impossible for emergency vehicles to access the area and could endanger life and again cause a public nuisance. If visitors are going to be using a shuttlebus they will need adequate parking – where is this parking going to be?

### **Public Nuisance increase number of cars inc Public Safety up Blooms Hall Lane**

Bloom Hall Lane is a single-track road which becomes a bridleway and any increase in traffic would make it almost impossible for emergency vehicles to attend the premises or neighbouring premises in a prompt manner creating a danger to people attending the venue and for neighbouring premises. The lane is used by rambles, local people, dog waters and horse riders therefore the increase in traffic will be danger to all concerned. With the high banks children and vulnerable adults would have an increase risk as there are no pathways and restricted moving out the way of cars due to highbanks.

### **Public Safety Issue**

The licence application is for seven days a week potentially creating anti-social behaviour of which could create a public safety issue.

Please can you confirm receipt of this complaint.

Yours faithfully  
Mary Warne

## **Representation 18**

To whom it may concern:

The following email is to lodge our concerns regarding an application for a premise license at Mount Farm Blooms Hall lane in Stanstead.

We live at the following address:

Orchard House  
Upper Street  
Stanstead  
Suffolk  
CO10 9AT

These concerns are as follows:

- 1) The application requests outdoor events going on as late as 1am for Friday and Saturday, and 11am for other nights. These outdoor events will probably be noisy and cause light pollution which will affect the lives of people who live nearby, in what is currently a quiet area.
- 2) The noise and light pollution and potential traffic would affect the wildlife in the area (eg, deer, bats, owls).
- 3) Events staged here will undoubtedly result in much increased traffic pollution affecting the rightful users of the pathways and bridleways.
- 4) The designated licensing area is used by ramblers, dog walkers, horse riders and local people, as there are a number of footpaths and bridleways there. The traffic and noise would cause a public nuisance to the users of these pathways and the vehicles are a potential danger.
- 5) Blooms Hall Lane is a very narrow lane, which is also used by walkers etc, as footpaths criss-cross over it. Any increased traffic would be an inconvenience and hazard. Such a narrow lane cannot take two way traffic and problems would occur.
- 6) The license application is for seven days a week and there is potential for anti-social behaviour occurring and possible public safety issues. The questionable access of the narrow lane would mean that if an emergency vehicle was required to get along the road there could be difficulties.

Yours faithfully

Carol & Michael Todd

## **Representation 19**

Dear Sirs

I am writing regards an application for New premises Licence at Mount Farm Vineyards ,Blooms Hall Lane ,Stanstead ,Suffolk .

I am a resident of Stanstead and have been for nearly 30 years and know Blooms Hall well - in fact I walk my dog there twice a day, so in the interest of health and safety as cannot see how a licence could be granted .

Blooms Hall Lane is approx 1.5 miles long and is a single track carriage way with no official passing places , it is used by other dog walkers apart from myself daily and also Horse riders from the village and beyond , plus footpaths cross over it and in some parts the lane actually forms part of the footpath

Also noise pollution - currently there is a large amount of wild life in the area - Deer , Rabbits , Birds of Prey - ( Red Kites and Buzzards ) - this will be greatly effected by granting a licence and these are things we need to protect in our Countryside .

Therefore considering all above mentioned points - strongly object to this application by Mr and Mrs Engstrom

Kind regards

Paul Hudson  
Stoneygreen  
Stanstead  
Suffolk  
CO10 9AT

**Representation 20**

# K & R RUSH FARMS



Licensing Team  
Babergh District Council  
Endeavour House  
8 Russell Road  
Ipswich  
IP1 2BX

Hall Farm  
Shimpling  
Bury St. Edmunds  
Suffolk IP29 4HF  
Tel:  
Fax:

**BY EMAIL: [LicensingTeam@baberghmidsuffolk.gov.uk](mailto:LicensingTeam@baberghmidsuffolk.gov.uk)**

24 December 2021

Dear Sirs

**Section 17, Licensing Act 2003**  
**Application from Mount Farm Vineyards, Blooms Hall Lane, Stanstead, CO10 9BY**

I wish to make representations in respect of the above application, on the following grounds:

**Public Safety**

The sole vehicular access to this property is via Blooms Hall Lane, a very narrow and winding one-mile-long single-track road with high banks and no passing places.

This is frequently used by local vulnerable road users, including walkers and animals such as dogs and horses.

It would be incredibly dangerous to allow this unclassified rural road to be the only means of access for a business whose proposed operations would involve a dramatic increase in vehicle movements along the lane's length. This would of course comprise frequent use both from couriers making collections and deliveries in respect of the venue and online shop (which may include large vans and lorries) – and customers/patrons accessing and leaving the venue.

In addition, the intended hours of operation dictate that several of these vehicle movements would be made during hours of darkness, and often by motorists unfamiliar with the road, further increasing the danger to the public.

**Prevention of Public Nuisance**

The property is set in a peaceful location on the outskirts of a large village. The application as submitted includes plans for serving alcohol, and playing music and films until late into the evening. This would likely increase the level of noise pollution from the venue's activities and its patrons, to the detriment of residents in the villages of Stansted and Shimpling.

In light of the above factors I would ask the Licensing Authority to please refuse the application.

Yours faithfully

Fred Rush

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## **Representation 21**

NAME AND ADDRESSEE AS PER SIGNATURE

Date: AS LISTED  
Ref: Mount Farm Vineyard

Babergh District Council  
8 Russell Rd, Ipswich IP1 2BX  
[LicensingTeam@babergmidsuffolk.gov.uk](mailto:LicensingTeam@babergmidsuffolk.gov.uk)

RE Application for premises licence at Mount Farm Vineyards, Blooms Hall Lane Stanstead, CO10 9BY

I would like to raise concerns about the licence in connection to what was produced by Hans and Amanda Enstorm for the Stanstead Parish Council Meeting this Monday for them applying for a licence for live music, film shows, recorded music, weddings and more. The drinks licence application is up to 1am in the morning and 3.00 am on New Year Eve.

My main objections are under the prevention of public nuisance, public safety, protection of children from harm and for environment issues that may cause harm to wildlife and endangered species.

### **PREVENTION OF PUBLIC NUISANCE**

#### **Light Pollution – Harmful for night sky and nocturnal endangered species and annoyance to neighbourhood.**

Outdoor events could cause light pollution of which may cause obtrusive light of which I think is not suitable for the location. Apart from it may be classed as a source of annoyance to the neighbourhood it can be very harmful to the wildlife and undermine the enjoyment of the countryside of the night sky. At the moment, the area is intrinsically dark landscape. In particular, the dark landscape currently supports habitats for native nocturnal animals. Some of these nocturnal animals within the area are Bats, Owls, Moths, Foxes, Badgers, Hedgehogs, to name a few. Have a study been done to ensure that the endangered species will not be affected by the light pollution. As the light pollution could affect the endangered species habitat; of which could result in further decline of endangered species within Suffolk.

#### **Noise Pollution – Harmful for horses, dogs and wildlife and causing anti-social behaviour.**

The licence application is for seven days a week and could be creating anti-social behaviour within the community. (New Years Eve to 3:00am) Party revellers and loud music would be a public nuisance within the day/night to nature lovers, rambles, local people dog walkers. There are a number of footpaths and bridleways though the land area /premises; loud music could frighten dogs, horses, and other wild animals. This could affect the right of way for users of the footpaths and bridleway and could cause safety issues. Apart from the music with an increase in traffic, there would also be noise pollution from vehicles.

Noise pollution can affect the wildlife within the area as the communication, mating behaviour, hunting and survival instincts of animals are altered by excess noise. The noise pollution / interference can interfere with their senses and can even cause animals to become ill, especially small animals like mice and in larger animals can even develop high blood pressure due to noise pollution. Noise pollution can have a direct effect on their behaviour and wellbeing; this could affect bats, owls, badgers, and other bird of prey within the area; of which could result a decline in endangered species within Suffolk. In the area of the Stanstead Parish (inc the area of Mount Farm Vineyard ie on Blooms Hall Lane) there are various species of owls, sparrow hawks, kites, hobbies, and buzzards; bats, foxes, badgers, and other small animals of which could be affected by noise pollution – has a study been conducted to ensure these animals will be not affected by noise pollution. As we are in a valley the sound travels – so the implications of noise have wider implications. The nature and harm to the area could be vast.

### **Environmental Pollution**

With the increase of vehicles up Blooms Hall Lane there will be wide range of gases and solid matter which increases global warming, is harming the environment and to human health. (Co2 emissions, source of air and water pollution) This could affect humans, animals, and the wildlife within the area. There could and increase of litter of which could be harmful for the environment and to the cost of the Parish of Stanstead as the only access area is up Blooms Hall Lane. Environment pollution caused by the licence will be public nuisance.

### **Public Nuisance to parked cars inc Public Safety**

With the Engstorms information given to the parish council – its states: large events with, pop up restaurant's live music, movie nights with late night refreshments, riders and rambler's café opened 10-4 but not limited inc Saturdays and Sundays with a Shuttlebus. It states that the 5-20 vehicles per event then states that there will be 5-100 visitors; however, the profitability is not sustainable at these levels if they are paying for live music. If there is a wedding for 200 people, the cars would be at least 175 cars and the information given said there is sufficient parking facilities for staff and in-housed distribution van only– there is no mention of visitor parking. Cars will be parked in the village of which does not hold enough parking and will cause a public nuisance to residents and areas could be endanger life. Visitors may try to park down Blooms Hall Lane and block access to farm tracks and other neighbour access areas. Blooms Hall Lane is a single-track road of which holds no yellow or other non-parking stipulation. A parked vehicle would make it impossible for emergency vehicles to access the area and could endanger life and again cause a public nuisance. If visitors are going to be using a shuttlebus they will need adequate parking – where is this parking going to be?

### **Public Nuisance increase number of cars inc Public Safety up Blooms Hall Lane**

Bloom Hall Lane is a single-track road which becomes a bridleway and any increase in traffic would make it almost impossible for emergency vehicles to attend the premises or neighbouring premises in a prompt manner creating a danger to people attending the venue and for neighbouring premises. The lane is used by rambles, local people, dog waters and horse riders therefore the increase in traffic will be

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danger to all concerned. With the high banks children and vulnerable adults would have an increased risk as there are no pathways and restricted moving out the way of cars due to high banks. The few pull-in's on the single track road would be filled with cars of which would the cause obstructions to traffic. There are no paths or any parking restrictions. Has any risk assessments been completed for this application?

**Public Safety Issue**

The licence application is for seven days a week potentially creating anti-social behaviour of which could create a public safety issue.

Please can you confirm receipt of this complaint.

Yours faithfully

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I THE SIGNEE AGREE TO WHAT IS IN THE LETTER AND MY DETAILS ARE LISTED BELOW  
 ABOUT THE LICENCE APPLICATION TO MOUNT FARM VINEYARD

DATE	SIGN	PRINT NAME	FIRST LINE OF ADDRESS	POST CODE
24/12/21		EMILY WARNE	4 valley view	CO10 9AR
24/12/21		THOMAS HYDE	42 Battenburg Avenue	PO2 0SS
24/12		GANNOR Boydell	3 Valley View St. Paul.	CO10 9AR.
24/12		Diane Dodd	2, Valley View Stanstead	CO10 9AR
24/12/21		BILL DODD	"	"
24.12		SHEEVE	1, valley view	"
24/12		ANDREW	5 THE GREEN	CO10 9AS.
24/12		MICHELLE ALLEN	5 THE GREEN	CO10 9AS
24/12		FREDA KNIX-MACAULAY	7 The Green	CO10 9AS
24/12		MARIL TODD	Orchard House, Upper Street	CO10 9AT
24/12		MICHAEL TODD	"	"
24/12		JULIE L THOMPSON	Wesleys	CO10 9AP
24/12		SHERYL ERBACIE	TORDALE UPPER ST.	CO10 9AT
24/12		SUSAN COLMAN	Swallows, Upper Street	CO10 9AT
24/12		GRAHAM LEE	ELLIS BARN. STANSTEAD.	CO10 9AT
24/12		Elizabeth Lee	"	"
		HUDSON	STONEYGREEN	CO10 9AT.
		- a -	"	"
24/12		HEWLE	FINCHES	CO10 9AU
24/12		L. HELLER.	"	" "
24/12		M. Cowling	1 Bountfield Cottage.	CO10 9AU.
24/12		R. Cowling	"	"
24/12		S. Tudor	1 FIELD COTTAGE	CO10 9AU.
24/12		Paul Tudor	1 FIELD COTTAGE	CO10 9AU

I THE SIGNEE AGREE TO WHAT IS IN THE LETTER AND MY DETAILS ARE LISTED BELOW  
 ABOUT THE LICENCE APPLICATION TO MOUNT FARM VINEYARD

DATE	SIGN	PRINT NAME	FIRST LINE OF ADDRESS	POST CODE
24/12		M. Champion	2, Field Cottage	CO10 9AU
24/12		J. Champion	2, Field Cottage	CO10 9AU
24/12		N. BOZM.	THE SHRUBBERY	CO10 9AU
24/12		L. Hurchings	Jumpes Lodge	CO10 9AU
24/12		Chris Cox	Jumpes Lodge	CO10 9AU
24/12		P Hammond	Ponthouse	CO10 9AT
24/12		A RYDER	HIGHFIELDS	"
24/12		J BEECH	TERRA COTTA PLATE	"
24/12		LOUISE MORREY	THE OLDSCHOOLHOUSE	CO10 9AT
24/12		ANDY MORREY	"	"
24/12		TESSA MORREY	"	"
24/12		JACOB MORREY	"	"
24/12		S. MURFORD	BYWAYS	CO10 9HT
24/12		HELEN DINGLEY	15 VALLEY VIEW	CO10 9AR
24/12		RACHAEL PHIZACKLEA	CORNERWAYS VALLEY VIEW	CO10 9AR
24/12		Gemma	12 VALLEY VIEW	CO10 9AR
24/12		CHARIE DINGLEY	17 Valley View	CO10 9AR
24/12		Nic CRACK	17 Valley View	CO10 9AR
24/12		David Price	9 Valley View	CO10 9AR
24/12		SARAH HEALY	9 VALLEY VIEW	CO10 9AR
24/12		Niles Price	9 Valley View	CO10 9AR
24/12		D. Nichols	8 Valley View	CO10 9AR
24/12		Peter Nichols	8 Valley View	CO10 9AR

I THE SIGNEE AGREE TO WHAT IS IN THE LETTER AND MY DETAILS ARE LISTED BELOW  
 ABOUT THE LICENCE APPLICATION TO MOUNT FARM VINEYARD

DATE	SIGN <sup>ATURE</sup>	PRINT NAME	FIRST LINE OF ADDRESS	POST CODE
24/12/21		IAN WIFFER	6 GREYHOUND RD	CO10 7SJ
24/12/21		Natasha Jami	2 Fourth Avenue	CO10 7UA
24/12/21		ETJ Archer	2 fourth Avenue	CO10 7UA
24/12/21		Em Buerem	1 STAR CLOSE	CO10 7UB
24/12/21		lyndan ABRAHAM	2 Fourth Avenue	CO10 7UA
24/12/21		Tracey W. Her	6 Greyhound Rd	CO10 7SJ
24/12/21		Lucy Wiffen	6 Greyhound Road	CO10 7SJ
24/12/21		HARRY BUCK	11 AISTON CRESENT	CO10 9AN
24/12/21		Matthew Wiffen	6 GREYHOUND Rd.	CO10 7SJ
24/12/21		Mike Wood	12 ASTON ROAD WEST	CO10 7ST
24/12/21		JESS Tainsley	11 AISTON CRESENT	CO10 9AN
24/12/21		SPYE	WINDYBROOK LOWER STREET	CO10 9AW
24/12/21		L. DYE	WINDYBROOK LOWER STREET	CO10 9AW
24/12/21		K.S. Chapman	29 Mill Hill Road	CB9 7NW
24/12/21		A. CLEVELAND	NETHER HOUSE STAN	CO10 9AH
24/12/21		I H O W E	11 AISTON CRESENT	CO10 9AN
24/12/21		DAVID WOOD	4 VALLEY VIEW STANSTAD	CO10 9AR

24/12/21	M LITTLEBOY	7 Valley View	CO10	9AR
24/12/21	K LITTLEBOY	7 Valley View	CO10	9AR
24/12/21	W. FARPANKO	" "	CO10	9AS
24/12/21	J. FARRANCE	POND COTTAGE	CO10	9AS
24.12.21	A PIPER	HIGH CORNER	CO10	9AS
ii	S.A. PIPER	High Corner	CO10	9AS
24/12/21	H. SQUIRRELL	BLOOMS HALL	CO10	9BY
24/12/21	N. Squirrel	Blooms Hall	CO10	9BY
24/12/21	? JOHNSTONE	BLOOMS HALL LANE	CO10	9BY
24/12/21	JOHNSTONE	BLOOMS HALL LANE	CO10	9BY
24.12.21	A Howard	Blooms Hall Lane 4	CO10	9BY
24-12-21	Kidson	5, VALLEY VIEW	CO10	9AR
24/12/21	Corné	Cornerways Valley View	CO10	9AR
24/12/21	COLE	169 KING'S ROAD	CO10	7QX
24/12/21	COOK	14 VALLEY VIEW STANSTEAD	CO10	9AR
24/12/21	O'Halloran	Hillcrest The Hill, Stanstead	CO10	9AP
24/12/21	O'HALLORAN	HILLCREST UPPER STANSTEAD	CO10	9AP
24/12/21	L. AL-RASHIDI	STANSTEAD HALL	CO10	9AP
24/12/21	S.E. BUCK	11 HISTOIR CRESENT	CO10 9AN	9AN
24-12-21	B. BASH	14 ASTON CRESENT	CO10	9AN
24/12/21	K. Henderson	2 Norman Cott's Lower St	CO10	9AS
24/12/21	S Rice	Meadow View Lower St	CO10	9AH
24/12/21	C BULLOCK	2 Norman Cott's Lower St	CO10	9AJ



## **Representation 22**

Objection – Application for premises licence at Mount Farm Vineyards, Blooms Hall Lane, Stanstead

Dear Sir / Madam

My husband and I would like to lodge an objection to the application for premises licence at Mount Farm Vineyards, Blooms Hall Lane, Stanstead. Our main objections is one of public safety. Blooms Hall Lane is a single-track road which we regularly use to walk our dog. There are some stretches where to get out of the way of vehicles you need to walk a significant distance or climb up on the verge. There are no passing places which would handle this increase in traffic. An increase in traffic along this road, and an increase in it being used by larger vehicles e.g. delivery HGV's would be very dangerous.

In addition, this proposal would lead to an increase in noise pollution and vehicle pollution and there is also the potential for anti-social behaviour caused by such a licence being approved.

Stanstead is currently and friendly quiet village which we moved to for these features. I suffer from a medical condition which causes severe fatigue – noise from such a venue could disturb my sleep patterns and have a detrimental effect on my chronic condition.

Thank you for taking the time to read our objections.

Kind regards

Michaela & Rod Cowlin

1 Barnfield Cottage

Upper Street

Stanstead

CO10 9AU

## **Representation 23**

- > Reference/Type: Section 17/Grant of a New Premises Licence
- >
- > Premises: Mount Farm Vineyards, Blooms Hall Lane, Stanstead, Sudbury,
- > Suffolk CO10 9BY
- >
- > Applicant: Amanda & Hans Engstrom

I would like to raise an objection re the above application for new premises licence.

I feel that if this is granted it has great potential to cause a public nuisance due to the access to the premises. The access is firstly down a very narrow public highway, with high banks and no passing places, then an unmade track which is a bridle way.

The road is used by both adult and children walkers, dog walkers and horse riders on a daily basis, and there have already been some near misses with the current level of traffic.

Granting this licence will increase the amount of traffic down this single track road and bridle way, and therefore increase the risk to the villagers using this.

A new law is being passed in 2022 which requires horse riders to pass with 2 metres distance for safety reasons- this is already impossible on this road, so requires the cars to stop, or, to follow slowly at a distance until passing is possible.

The sale of alcohol produced by the vineyard could be achieved via other outlets.

The increased amount of traffic involved in the proposed events will create a noise nuisance in the village as the finish times are stated to be 1.30 or 3.30am. No number of people attending these events is stated, potentially there will be 50 plus cars leaving the venue at a late hour.

The public bridleway runs right through the middle of this venue, so riders and walkers using this will potentially be subjected to noise and disturbance when events are on.

It will be detrimental to the village and inhabitants if this goes ahead.

Yours sincerely,

Julie Parrott  
Oaklands,  
Lower St,  
Stanstead,  
Sudbury,  
Suffolk  
Co10 9 AH

## **Representation 24**

Dear Sir

I should like to add my comments to the other submissions you have received regarding the Application for a licence by the owners of Mount Farm Vineyard.

I do appreciate that you are only required to accept objections that fall within the remit of the four licensing objectives and that as such, the considerable concerns regarding extra traffic and nuisance to other users of Blooms Hall Lane may not be considered as the Lane does not form part of the property.

However, as the Lane is the only vehicle access to the property I feel it should be taken into account and there is very obvious danger to the safety of walkers, dog walkers and horse riders from the inevitable likely increase of traffic. Many of these drivers will be unaware of the blind bends and single track, high banked sections and the large numbers of fallow deer crossing from Woodhall Wood (on the Lane side) and Stanstead Great Wood, just a field away. This is perfectly evidenced by the damage to the banks of the Lane.

As a horse rider who has used the public bridleway for the last 16 years, which carries on from the end of the Lane through the middle of the application site I am also worried about my safety if I use the track whilst an event is happening. The course of the bridleway has already, under the current ownership, been significantly rerouted without permission of the Highways and Infrastructure Directive and I am concerned that my access to the bridleway will be curtailed, aggravating a public nuisance as well as a public safety issue.

I do also feel that, on a hilltop site like this, visible for miles, the issue of noise and light pollution will be a serious degradation of what is currently a quiet, peaceful, open rural area. This sort of use is wholly inappropriate in this location especially if it takes place on a regular basis as proposed.

Finally, I was very disappointed to see that the applicants, given the opportunity on the application form to tell us what measures they had considered in order to address the four licensing objectives, chose to leave that part of the application form blank. Is this omission acceptable to your authority?

Yours faithfully

Caroline Robinson  
Gatefields Meadow, Shimpling, Bury St Edmunds IP294EX

## **Representation 25**

Reference/Type: Section 17/Grant of a New Premises Licence - Premises: Mount Farm Vineyards, Blooms Hall Lane, Stanstead, Sudbury, Suffolk CO10 9BY - Applicant: Amanda & Hans Engstrom

[I am the secretary of the 10<sup>th</sup> Battalion Suffolk Home Guard Rifle and Pistol Club, the entrance to which is located just off Blooms Hall Lane.]

I object to this application. I believe the grant of a licence would give rise to a public nuisance.

The nuisance would be caused to users of Blooms Hall Lane. The lane is narrow and has no passing places for vehicles. On Sunday mornings and (in the summer months) on Wednesday evenings, the village end of the lane (which is particularly winding and steep) is used by members of the rifle club to get to the rifle club; for reasons of practicality and in order to avoid drawing attention to the firearms they bring to the club, almost all of these members drive to the club down Blooms Hall Lane which is the only means of access. Because the lane is narrow and is also heavily used by village residents for walking, any increase in traffic will cause a nuisance for rifle club members.

I have been using the lane for over 60 years now and know of quite a few collisions that have occurred there, including one involving my own Father, and these were people very familiar with the narrow lane.

The only realistic way for visitors to get to Mount Farm Vineyard will be by car along Blooms Hall Lane. That will create more traffic in Blooms Hall Lane which (especially if drivers have been drinking) will cause a serious public nuisance to the members of the rifle club seeking to get to the club and to other existing users of the lane.

Therefore the Licensing Authority should refuse this application.

Yours faithfully

Stephen Richardson

45. Swanfield

Long Melford

CO10 9EY