

REPRESENTATION FORM

OTHER PERSON (Person/Body)

Your Name/Company Name/Name of Body you represent	Rodney Stoke Parish Council
Postal and email address	3 Barrows Park, Cheddar, Somerset BS27 3AZ [REDACTED]
Contact telephone number	[REDACTED]

Name of the premises you are making a representation about	Bucklegrove Holiday Park
Address of the premises you are making a representation about	Wells Road, Rodney Stoke, Somerset BS27 3UZ

The recently implemented Police Reform and Social Responsibility Act 2011 has removed the term '*interested party*' from the Licensing Act 2003 '*the Act*', to be replaced by the term Other Person.

Other persons

An other person for the purposes of the 2003 Act means the following (as per section 13 of the 2003 Act):-

- (a) *persons who live, or are involved in a business, in the relevant licensing authority's area*
- (b) *a body representing persons who live in the relevant licensing authority's area*
- (c) *a person involved in a business in the relevant licensing authority's area*
- (d) *a body representing persons involved in such businesses,*
- (e) *a member of the relevant licensing authority.*

Furthermore the 'vicinity' test has also been removed from 'the Act'. It is for the objector to evidence how they would be affected by the presence of the trading of the business in question. The terms vicinity and interested persons are still referred to within the Mendip District Council Statement of Licensing Policy and should be disregarded.

Please detail the approximate distance between yourself and the premises applying for a licence	The premises is in the Parish.
Your representation must relate to one of the four Licensing Objectives. Please detail TO PREVENT CRIME AND DISORDER	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)

PUBLIC SAFETY

~~The access is onto an exceptionally busy main road, a short distance from a double bend on a de-restricted road.~~

Capacity at the family camp site is 500 people. ~~At events, with little public transport available at the hours proposed, there could be up to 1000 vehicles entering and leaving the site.~~

~~The licence as proposed would create the intensification of the use of the access by large numbers of visitors, perhaps 1000 people, in the small hours onto the hazards that the roads present. Such large numbers of private vehicles would also create noise and disturbance in this peaceful community throughout the night, particularly when activity ceases, such as at 2am.~~

Public safety will require lighting throughout the night in this area of dark skies in the AONB which is at a highly visible location in an elevated position in open countryside. Lighting for those leaving events where alcohol will be served until 2am. There is no restriction on consumption of alcohol so such activity could continue through the night, and lighting for participants would be a safety consideration.

TO PREVENT PUBLIC NUISANCE

The application will permit large scale events potentially 365 days a year, and activity at the family camp site for up to 24 hours a day. There is little justification for the large numbers in the application. There is a disparity in the numbers referred to, as the current capacity in the redline of the site is around 500. The presumption for 750 would seem to include the rented land outside of the redline of the site.

The clubhouse only accommodates perhaps 150 people. It is not clear where the remaining 1350 will be housed, so where is the need for the large numbers. If all activity is to be outside, the impacts of that should be carefully considered.

~~Currently the site has planning permission for 9 months of the year. Residents would have no respite from activities if the licence were permitted, especially if a planning application to support the extended hours were submitted.~~ Capacity at the site is around 500 with a small club house so it would seem that these large scale unrestricted events would be held outside throughout the year. The nature of the location in an elevated position in open countryside offers no sound protection to the neighbouring properties and villages.

Conditions proposed for the site would see these large scale events finish at 11pm but the site would continue to supply alcohol until 2am extending activity for a further 3 hours. Where is the need if the activity has ceased, particularly as this is a family campsite.

Consumption of the purchased alcohol would be unrestricted after sales have ceased. Where is the need to extend activity at the family campsite to potentially 24 hours a day 365 days a year.

considered for use other than as a family camp site for which the current licence would seem to be adequate.

The Parish Council is not opposed to a premises licence in principle and supports the family campsite as part of the village of Rodney Stoke.

If Somerset Council is minded to grant the licence it is requested that there are limiting conditions to regulate large scale activity at the site. The Parish Council is concerned that the licencing authority appear reluctant to set limits on large scale activities or enforce conditions which would substantially control the impact of the licence and would pre-empt any future problems.

The Parish Council is concerned that Environmental Health are not concerned what events are being proposed and the level of potential disturbance to the neighbouring villages. The nature of the landscape surrounding the site amplifies sound especially in the quiet of the night.

Subject to a management plan it is possible that higher numbers could use the site, and this should be considered in establishing reasonable conditions.

Simple limits such as the number of extended days of activity and a transparent reporting system would support the commercial activity and the residents of the neighbouring villages.

The current licence permits 10 large events/days per year. The Parish Council supports this approach which regulates and restricts the impact on residents in this tranquil rural location but still supports the commercial activity that the applicant and the managers of the site want to offer without the unrestricted impacts on the residents of the neighbouring villages and houses and the AONB.

Creating a simple reporting system to register a day of the permitted 10 days for an event, that would be visible/accessible for members of the public, would address the concerns of the applicant regarding excessive administration (to apply for an event licence) and the licencing team who need to monitor such events. It could be part of the management plan required for such an event. Members of the public could also then see planned events, if the information were available in a transparent manner on the Council website, which should reduce or manage potential complaints.

Conditions

Restricting the sale of alcohol to the hours that activity is permitted would stop activity, and the associated noise and light impacts, extending throughout the night both for village residents and users of this family camp site.

The disparity between the capacity of the site and the numbers applied for 365 days a year should be addressed. Restricting regular activity to the capacity of the site would reduce the impact on the roads and the villages and residents from noise and light impacts throughout the night from visitors.

~~The disparity between the planning permission at the site, which is for activity 9 months of the year, and the application for a licence for 365 days a year should be addressed to control the impacts of continuous activity at the site in a peaceful rural setting.~~

	<p>People who could not stay at the site at its current capacity, which would be around 1000 of those in attendance, would then leave the site in the early hours. With the extended cut off of activity to 2am the exodus of traffic would be extended over a longer period creating noise and disturbance for nearby residents.</p> <p>There is little public transport in the area, with no bus service at the time the proposed activities would finish, so there will be a reliance on private transport with the associated noise and movements creating disturbance for neighbouring properties. Consequently, neighbouring properties will be exposed to large numbers of cars leaving throughout the night 365 days a year.</p> <p>The lighting required for the safety of those attending and leaving events 365 days a year will impact on this area of dark skies in the AONB and will be highly visible in this elevated position in the quiet rural location.</p> <p>The site lies in a tourist hotspot. There are large numbers of businesses who rely on the tourist trade attracted to the peace and tranquillity of the AONB and surrounding villages. Unrestricted large scale events for 24 hours 365 day a year at this site would significantly change the area.</p> <p>The level and extent of lighting required to stage events, both for safety considerations and for the activity itself, would impact the AONB and the area of dark skies in which the site is located, which would impact not only other residents, being in an elevated location in open countryside, but would also impact the local wildlife and bat populations. The activity proposed would impact the dark skies throughout the year and it is questioned whether this would be appropriate in an AONB setting.</p>
<p>THE PREVENTION OF HARM TO CHILDREN</p>	

<p>Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account</p>	<p>Large Scale Events</p> <p>The Council requests that events are considered in terms of days rather than events, due to the extent of the hours of activity likely at the camp site. Events could be weeks long, such as an event to celebrate the Olympics. Although there is little information on the type of activity planned.</p> <p>At the recent mediation meeting the applicant made it clear that they required flexibility for their commercial enterprise, although there was little information on why the flexibility was needed or what was planned at the camp site. Following the mediation, although they reviewed the numbers in the application, they have not made any amendments to address the Parish Council's concerns.</p> <p>As there is little information to justify the large numbers and the extent of the hours requested under the licence, mitigation should be</p>
--	--

--	--

Generally if there is to be hearing to determine the premises licence (or club premises certificate) application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed:



Date: 28.6.23

Please return this form along with any additional sheets to: The Licensing Department, Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Or email to licensing@mendip.gov.uk
This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Department to confirm this date.