

Appendix 9

Rosie Setford

From: Rosie Setford
Sent: 12 October 2023 15:10
To: DMS.MyEmails
Subject: FW: Greenmantle, Hapton NR15 1SG

From: Kim Carsok <Kim.Carsok@southnorfolkandbroadland.gov.uk>
Sent: 11 October 2023 09:46
To: Rosie Setford <Rosie.Setford@southnorfolkandbroadland.gov.uk>
Subject: Greenmantle, Hapton NR15 1SG

Hello Rosie,

Please find below comments regarding the license application for Greenmantle:

Parish Council:

The area is in a rural parish and the increase in traffic will affect the Parishioners
The property and location does not lend its location well to events either
The worry that the noise from events would annoy their neighbouring parishioner's
Why is the licence in one name and the planning application in another name
The Parish Council along with many parishioners were not in favour of the original planning application so would not like to see this go ahead

Resident 1:

Could you please pass on our objections to the new premises licence are focussed on public safety and the prevention of public nuisance because:

- Given the location such licensing is out of character with the small rural village community with a high likelihood of noise nuisance at all times and light pollution late in the day. Events without music but a reasonable number of people attending can be heard over a considerable distance, particularly later in the day so music is likely to travel further and impact more local residents.
- Greenmantle is on a road which is unlit, with a footpath and national speed limit. There is limited parking and the increased traffic creates a risk to road safety.
- The length of the licensing hours increases these risks to public and road traffic safety not only at night but during the day when large commercial and agricultural vehicles use Fundenhall Road and there is limited visibility from the access to Greenmantle.
- Access to the rear of Greenmantle is onto a public footpath which is unlit and unpaved along field edges and across a bridge over an old railway line.
- This footpath is across countryside and along working farmland which could be at the detriment of antisocial behaviour and littering in the manner of public nuisance.
- Do village pubs have licensing allowing outdoor music for the length of times stated? Their structure reduces noise from indoor music. This is effectively an outdoor venue as there is only a small converted workshop for a bar and with the best of our knowledge no mitigating actions for the prevention of noise nuisance to the surrounding community.
- When music is currently played at Greenmantle - for private purposes - we can regularly hear it indoors, demonstrating the impact it could have further afield.

As immediate neighbours to Greenmantle with the proposed licensing hours we would anticipate nuisance caused by the music and the presence and movement of people and vehicles for long periods and late into the evening.

Resident 2:

The only way to make this venture financially viable (most rural pubs are already struggling) is to encourage people to come from distance, causing not just environmental damage to a small rural village but increasing risk to children at the local primary school.

There is a brand new wall at the front of the property, restricting visibility onto the road - the property itself is outside the 30 mph limit - from a driveway that is wholly unsuitable for the volume of traffic to be expected. There will, therefore, be difficulties in controlling traffic entry to and egress from the property. There is a real risk to public safety as a result.

The whole application is incongruous to such a rural area and the need for people to travel by vehicle (there is no public transport within walking distance), together with the proposed off licence aspect, significantly increase the risks of trespass on adjoining properties, public nuisance, noise and light pollution and general littering.

Further, there appear to be no professional catering facilities on the property, only the domestic set-up already present, so food hygiene is a real concern for safety.

Finally, the applicants business at the premises is the production and sale of "luxury soy wax melts", so where does the need for an alcohol and music licence tie into this? The planning application for the camping site is in the name of Mr Wilson alone - would it not be more sensible for him to apply for the licence?

Resident 3:

I would like to pass on my objections to this development. It is totally inappropriate for this rural location and the immediate neighbours. The access to the site is restricted and likely to cause hazards on the road.

The local Pub, The Kings Head fundenhall serves the needs of the local community. This proposed development brings no benefits to the local community whatsoever but potentially could bring issues of anti social behaviour and should not be allowed to proceed

Resident 4:

I believe this will have a major impact on our little village, from increased traffic, especially at night, increased antisocial behaviour, public nuisance, loss of countryside tranquility and loss of revenue for the Kings Head.

Resident 5:

I am very concerned about the potential major impact on the residential village, and especially the direct impact for the close neighbours to Greenmantle, with this planned change of residential setting into an indoors and outdoors pub & beer garden plus hot tub area, open every day providing a range of services from 10:00 am to 22:45, and potentially to 05:00 every day with the rules allowing sales of food and drink daily up to 05:00.

I am concerned about the request for Greenmantle to become a venue for Live music and / or recorded music (indoors and outdoors) every day from 10am - 10:45 pm, plus extended hours for this to go to 00:45 for 15 'events' a year and the impact on the surrounding residential setting of this noise and disruption on a daily basis. I am also concerned that there would be increased traffic, especially at night and impact on the neighbourhood.

The license application also requests that there can be Performance of dance (indoors and outdoors) every day 10:00 22:45 (21:45 on Sundays) and I am thinking this could have quite a disruptive impact on the local residences. The request is for License to sell alcohol (on the premises and to take away) every day from 10am - 10:45 pm, plus extended hours for this to go to 00:45 for 15 events a year. I am particularly concerned about the potential impact of people being able to buy alcohol to take away and then possibly using the back gate and local footpaths to consume their alcohol and potential for anti-social behaviour and public nuisance.

There is already our local King's Head pub a mile away - and I am also concerned about potential loss of revenue to this established pub.

I feel that if this request for change of premises from a residential setting to become instead what is in effect an indoors and outdoors pub will have a significant negative impact on the village and loss of countryside tranquillity

Kind regards,

Kim

Cllr Kim Carsok

South Norfolk Council

Member for Forncett Ward and Portfolio Holder for Healthy & Active Lifestyles

Rosie Setford

From: Kim Carsok
Sent: 12 October 2023 08:57
To: Rosie Setford
Subject: Greenmantle license application NR15 1SG Hapton

Dear Rosie,

A couple more residents' comments regarding Greenmantle, NR15 1SG:

Resident 6:

Following the application for an alcohol/music licence at the the above property, this would result in more traffic, antisocial behaviour and the prospect of long hours of drinking alcohol would lead to unnecessary noise and disruption in a currently quiet residential village and we strongly object.

Resident 7:

I am writing to you today to give my opposition to the Premises and music licence application for Greenmantle in Hapton.

I feel that the hours for which they wish to play music is too long for a rural area and is not suitable as they have adjoining neighbours to their property. I know if the prevailing winds are in the direction of Hapton it will also cause a noise nuisance to the residents of the village as the wind can carry noise from as far away as the tank museum on occasion. It is not in keeping with the location.

The selling of alcohol concerns me due to the prospect of antisocial behaviour in the neighbourhood, accidents on the road outside the premises as well as potential drink driving from the venue and that it may seriously impact the local pub, The Kings' Head at Fundenhall. As a village we have few facilities and the Kings' Head provides space for local groups to meet as well as being a pub. If this business was to fail due to the licence being granted at Greenmantle it would be a major blow to the community. Also, if the licence is intended for the glamping business, then it would be better for those patrons of the glamp-site to add value to the locality and use The Kings Head should they wish to drink alcohol (there is a footpath directly at the back of the property that goes to the pub!).

Thank you for your time and consideration.

Kind regards,
Kim

Cllr Kim Carsok
South Norfolk Council

