

## APPENDIX TWO – REPRESENTATIONS FROM OTHER PARTIES

1.

From: \_\_\_\_\_

Sent: 10 June 2023 20:20

To: Tom Phelan

Subject: Representation to Application 23/02434/PREMLI

Dear Mr Phelan,

Thank you for being given the opportunity to review application 23/02434/PREMLI.

I'm sure you would agree, but we are somewhat disappointed that there was no prior neighbour consultation over what is a significant change to the use of Harbours Hill Farm.

However, the lack of simple communication is not a reason to why we are providing this representation. Typically, we would support development of business in the countryside and any contribution to employment and the economy.

\_\_\_\_\_ we have the obvious interest in anything that affects the environment around our property and any negative impact to it and therefore us.

Harbours Hill Farm is a quiet farm in a rural setting and typically has approximately 2-3 visitors per day associated with the rented stables, manège and fields. The entrance/exit to Moorgate road is single track and is of loose stone construction. The application mentions no more than 50 people permitted to attend per event, it doesn't state how many events could be held per day. For example; at best case if this equalled to one event per day and 50 separate cars coming and going, traffic along the drive would be a vast increase from the 2-3 cars per day and therefore creates a nuisance ((d) The prevention of public nuisance) of noise and dust to which we would strongly object. However, we do note that on the plans, the drive is excluded from the boundary surrounding the proposed area. Is our understanding correct that this drive will therefore not be used for access from visitors/deliveries in association with these licensed activities? If, not using this access track was included in the License conditions then we feel the nuisance would be minimal.

Moorgate Road is a rural country lane, single track in some areas, and has a combination of agricultural vehicles, horses, walkers (no pavements), cyclists (I believe it's a popular Strava segment!) and a very small amount of commuter traffic of approximately 20-30 vehicles per day (not scientifically measured, just an observation from our security camera footage).

In areas, particularly near the entrance/exit of the farm and our property, debris from the farm track carries onto road and thus difficult conditions to get traction (see photo attached 'Debris on road'). The road is national derestricted speed limit (60mph) and there is no traffic calming measure in place. The road at the point of the entrance is also a gradual blind bend heading south-west (see photo attached 'Blind bend') making it extremely difficult to pull out of any junction along this section. This bend in the road is not sharp enough to force any speed reduction so assume national speed limit often occurs! I would even go as far as saying local residents understand the hazard and

## APPENDIX TWO – REPRESENTATIONS FROM OTHER PARTIES

have learned through bad experiences (see photo attached 'skid marks') to pull out of driveways with extreme care. Often when friends or family come to our own house, we will escort them off the drive due to the high speed and limited visibility you have from the driver's seat. The considerable increase in vehicles entering and exiting the farm without experience of the hazards in our opinion will create a danger to the public ((c) Public safety), so we would also object based on this point. However, again, we do note that on the plans, the drive/entrance is excluded from the boundary surrounding the proposed area. Is our understanding correct that this drive/access will therefore not be used for access from visitors/deliveries in association with these licensed activities? If, not using this access point was included in the License conditions then we feel the danger to the public would be minimal.

Please consider our requests and provide feedback, we feel best to raise concern only at this point in the process.

Best regards,

---

2.

**From:**

**Sent:** 14 June 2023 15:51

**To:** Tom Phelan

**Subject:** Harbours Hill Winery 23/02434/PREMLI

Hi Tom

We refer to the above licensing application, and our previous correspondence with you dated 9th June 2023.

We have now had chance to study the application details which are raising the following concerns:-

(a) We have yet to receive formal notice of this application from our immediate neighbours Harbours Hill Winery.

(b) The application mentions up to 50 persons per event, this could suggest a number of events per day taking place between 9am and 6pm each day.

The traffic impact on an already busy (60mph limit) Hanbury Road should be the subject of analysis by the Highway Authority if not already implemented by yourselves. Particularly with regard to future enhanced visibility splays.

The sketch plan attached to the application indicates that the menage and gravel farm track leading onto Moorgate Road are not within the application site indicated by the purple line, therefore would not form part of Harbours Hill Winery license, should one be granted.

We would request that a condition be applied such that this farm track is excluded from being used by Harbours Hill Winery.

**APPENDIX TWO – REPRESENTATIONS FROM OTHER PARTIES**

Moorgate Road today already presents dangerous traffic conditions with movements to and from existing residential properties.

(c) We are further concerned that the enterprise seems to be open ended in respect of business growth in the future.

(d) We understand that the wine making process does produce both Carbon Dioxide and Hydrogen Sulphide by-products.

This could impact on the quality of our lives due to the close proximity of the facility and with Item (c) above considered.

(e) The application involves the use of two buildings as part of the facility, which exceeds 150sq m. A planning application and/or notification of change of use may be required to encompass the retail element.

(f) Is this appropriate in Green Belt, as this former quiet equestrian based Farm will now be subject to material change, the extent of which is not known?

Further, the events mentioned would contribute to high noise levels particularly when outside.

Perhaps a viable alternative would be to investigate the use of existing vacant premises on the Business Park, very close to their property on Hanbury Road.

We thank you for this opportunity to voice our concerns with regard to this application and trust consideration will be given accordingly.

Kind regards,

-----