

9th June 2022

Dear Sirs/Ma'am

Variation of Premises Licence
The BS Unit & SL Unit 6, Hele Business Park

I refer to the Pre-Application Enquiry Response submitted by Mrs B Coles on behalf of North Devon Council and wish to make the following remarks:

- In terms of the requested variation to enable the sale of alcohol from the premises, I would like to explain that the Blackingstone business is the sale of alcoholic beverages. Blackingstone's objective in seeking this variation is one of business development in that it is looking to promote the tasting and sales of its alcoholic beverages to higher end clientele. We are willing to accept limits on the timing of our serving of our alcoholic beverages to meet any reasonable concerns of the Council and we have no intention of operating our premises as a quasi bar or drinking establishment but rather offer cocktail classes and guided tasting sessions;
- In relation to the Council's parking concerns, we would like to make several points. Firstly, under the proposed new car parking system, Blackingstone would have 2 allocated parking spaces and there would be a further 4 unallocated spaces theoretically available to our customers. We believe that the majority of the visitors to our premises would be outside of normal working hours and that the number of parking spaces would therefore be ample. We would also plan to encourage any customer who intends to sample any of our alcoholic beverages whilst visiting to either walk or take public transport (taxi/bus). It would also be our intention to make customers aware that there is limited parking space available at the premises. If they feel compelled to drive, we would remind them that there is space available in the Hele Bay public car park. Secondly, we would like to draw your attention to the fact that 3 other existing occupants of the Business Park (Madrigal Brewery, The Yoga Barn and RGB) would all likely have more traffic to the site than we would anticipate having. The size of our unit in itself will significantly limit the number of people that we would be able to entertain on the premises at any one time. 8-10 people would mean it would feel full and that is why we feel that parking space for 2 cars is adequate.
- In relation to the outdoor seating area, we have reflected on the Council's comments and wish to withdraw our application for this.

Yours faithfully

T Foster
Director
Blackingstone Ltd (Pull The Pin)

K Carter
Director
Blackingstone Ltd (Pull The Pin)