

**TOWN AND COUNTY PLANNING ACT 1990**

**PRE-APPLICATION ENQUIRY RESPONSE**

<b>Applicant:</b>	Shirley Loder - Licensing Case Officer	<b>Application No:</b>	ENQ/0472/2022
<b>Address:</b>		<b>Application Type:</b>	Pre Application Enquiry
<b>Agent:</b>	Shirley Loder - Licensing Case Officer	<b>Date of Registration:</b>	24 June 2022
<b>Address:</b>		<b>Date of Decision:</b>	7 July 2022
<b>Proposal:</b>	Application for grant of a premises licence		
<b>Location:</b>	Vintage 21 Horse Lorry Car Park off Sandy Lane Croyde Devon		

Thank you for your enquiry which was received on the 24 June 2022.

The proposal would represent a use requiring planning permission for change of use, to Use Class E.b. (retail of food and drink for consumption mainly on the premises) or a 'sui generis' use (if consumption was not to be mainly on the premises) under the Town and Country Planning (Use Classes) Order 2020 as amended.

In Planning terms the premises would be defined as the extent of any red line application site boundary the vehicle would sit within, as the vehicle is obviously not designed/adapted/intended for consumption within the vehicle itself.

The vehicle would be stationed within an area only granted planning permission for the parking of vehicles (Planning Permission reference 65253 granted 7<sup>th</sup> November 2018). This extant/implemented permission does not allow/permit the stationing of a converted vehicle and its operation as a pop-up bar or as an extension to the commercial operating area of the existing restaurant to which the car park is attached. Stationing of the vehicle would remove vehicle parking spaces for the existing commercial premises.

Any such planning application may raise concerns on a variety of grounds including adverse visual impact within a sensitive landscape, flood risk, loss of parking, adverse impact on biodiversity in the area, and reduction in quality of living conditions for nearby private residential property owners/occupants.

Furthermore, although the site falls within the defined settlement development limit for Croyde it also falls within the boundary of a designated Croyde Conservation Area, Flood Risk Zones 2 & 3, the North Devon AONB, the adopted Heritage Coast, the adopted Coast & Estuary Zone, the adopted UNESCO Biosphere Buffer and the zone of influence for the Braunton Burrows SAC and would draw commercial activity and open air drinking to the rear of existing private residential properties.

**Mr M. Lee**  
**Case Officer**