

From: [Licensing](#)
Sent: 26 July 2022 10:17
To: [Noel Bourke](#); [Phil Fitzsimons](#)
Subject: FW: Objections to licensing application by Red Panda trading as Vintage 21 – carpark behind Hobbs Hill (reference 054716).

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From: [REDACTED] [REDACTED] om>
Sent: 22 July 2022 09:46
To: Licensing <licensing@northdevon.gov.uk>
Subject: Objections to licensing application by Red Panda trading as Vintage 21 – carpark behind Hobbs Hill (reference 054716).

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1. The context

The Village Centre is picturesque with grade listed stone, thatched and cobb cottages, farm houses and other buildings, low uneven roof lines with the Crydda running through the centre of its conservation area. There are winding roads with narrow and pavementless sections of road in the Village Centre. In the centre there are amenities for children, young people and families: the play park, volley ball courts, skate park and village green area where families gather and eat picnics and icecreams and kids go with friends. The car park where the applicant proposes to sell alcohol is behind the main row of shops in the village and is accessed off a **public foot path** (19) which runs from the centre of the village to the beach. There is no public road access to the carpark. The access is single track, narrow and a heavily used route by pedestrians with their prams, buggies and beach paraphernalia.

2. What distinguishes this application from other premises licenses in the area?

Based on the information provided in the application, the applicant:

1. Only sells drinks.*
2. The premises are sited in a car park with vehicles moving around.
3. There is no permanent café or seating area only vehicle parking on site
4. There are no toilet facilities
5. The site is not easily accessible by emergency services
6. No bin collection facilities?

7. The site is tucked away and challenging regarding how to ensure the security and safety of those: working there, customers and how to control customers actions once they have left the premises and moved round the corner into the village centre or round the corner and into the hedge lined unlit foot path to the beach.

* There are food vans currently in the car park and other eating establishments nearby. They are independent of the proposed applicant and cannot be guaranteed to be open on the days and times when the Vintage 21 truck is and therefore cannot be taken into account/relied on)

3. Nuisance

The proposed location is a small historic village centre adjacent to a heritage conservation area – tucked away behind the main line of shops. The activities proposed are out of keeping with the village community and people and families who visit the village centre all year round for its old world rural charm, peace and quiet and relaxation. The proposal, contradictory to this promotes music and loud noise in an outside area, lewd aggressive language, unsavoury behaviour (including intimidation, aggression) litter – rubbish: glass, cans, plastic waste (damaging to the environment and public safety issues).

4. Anti social behaviour/public disorder

See above – the location is next to the center of the village with its newly refurbished Village Green (new benches, flower planters, trees, relaid grass areas etc) , skate park, children's play park and volley ball courts and village hall facilities which are used for local community group facilities and by the generations of families that visit here as a tourist destination and come back time and time again for the safe and secure atmosphere described above. All of which would be adversely impacted and put at risk by roaming people drinking alcohol and causing nuisance and public disorder.

5. Prevention of harm to children

See 3 and 4 above

6. Inappropriate location and set up/operational arrangements indicating a lack of suitability to deal with 2 to 5 above properly.

The proposed venue is simply a strip of land with use as a car park. There is no established café or any toilet facilities, secure facilities or effective security measures in the car park to cope with conducting a secure, safe and hygienic, nuisance and crime free alcoholic drinking facility and ensuring that any issues instigated by the business are dealt with effectively and primarily by that business.

The carpark is accessed from the main public footpath in the village that runs from the center of the village to the beach. The foot path from the carpark area to the beach is unlit. There are plenty of opportunities for those who can legally buy alcohol to purchase and pass onto those who cannot.

There are potential public safety issues with glass and cans on the footpath – both with users of the foot path and those maintaining it which is Devon County Council and local parish volunteers.

Very little careful and considered thought appears to have been given to how these important issues can be satisfactorily addressed in the application – giving rise to questions the suitability of the enterprise applying for the license.

This application can be summed up as wholly inadequate relying on the local community to deal with and suffer from waste, litter and otherwise, nuisance, problematic customers and adverse impact on young ones, local families and the usual family based tourists who visit here. Especially given the number of local youth related amenities close to the proposed venue.

Unsurprisingly, this proposal is not supported by the local community (the Parish Council have objected) and for very good reasons.

There is no established or significant regular police presence in the village and no emergency services close by. It unsafe to the public to grant this application as it does nothing to properly address and deal with the many risks and threats it creates to the public, visitors and residents alike.

Conclusion

This application should be refused.

The deadline for submissions being today, please acknowledge receipt.

S Young



Croyde