

Wed 22/02/23 13:01

Licensing

FW: Application 055718 - License to sell alcohol at Sandleigh Tea Rooms, Moor Lane, Croyde

Good afternoon

Georgeham Parish Council's representation is below. Please confirm receipt.

Yours sincerely

Sue Squire

Parish Clerk

'Georgeham Parish Council has concerns about the application submitted in its current form and compliance with the 4 licensing objectives.

Background:

Until 2010, Sandleigh was a two bedroom dwelling.

Sandleigh is situated in a quiet and relatively sparsely populated area of Croyde Bay away from the commercial centre of the Croyde Village.

It is at the northern edge of Croyde Bay by the north slipway over the rocks onto the beach/Croyde Bay and is at the gateway to Baggy Point and Middleborough Hill which are loved by walkers and nature lovers for their peace, tranquility and wildlife.

It is located in an area that is predominantly classed as "undeveloped coast" in the North Devon Coast Area of Outstanding Natural Beauty.

Following consultation with the community planning permission was granted for the downstairs of the dwelling of Sandleigh and some of its garden to be used for Tea Rooms and also the provision of allotments for the community.

The area that has permission for the Tea Room, garden and allotments is set out in the location plan provided with the planning application – see Appendix A.

The planning permission granted on 21 December 2009 for the use of Tea Rooms is conditional and very carefully worded. The relevant parts of the decision are reproduced below:

North Devon District Councilhereby grant planning permission for change of use of part of dwelling to form tea room together with insertion of patio doors, window & new pedestrian access to north elevation at Sandleigh Moor Lane Croyde Braunton in accordance with the accompanying plans and details, subject to the conditions specified hereunder:.....

(2) The development hereby permitted shall be carried out in accordance with the plan(s) submitted as part of the application (“the approved plan(s)”) and the supporting statement received on 27 October 2009.

The supporting statement received on 27 October 2009 is attached as Appendix B.

Key extracts from that document are:

Para 2.1The café will be open for business daily between 09.00 and 18.00 and will have a seated capacity of around 50. The first floor will remain as a self contained residential unit occupied by the tenant of the building.

Para 3.4.....There will be no evening operation of the use when activity would be more likely to harm residential amenity.

5.2 The walled garden is not visible to passers-by but bringing it into productive use as a kitchen garden for the use of the café will have positive sustainability benefits, and contribute to wider campaigns to maximise the use of locally sourced produce, and minimise food miles.

6.1 Waste recycling will be incorporated wherever possible.

The Tea Rooms are located in a part of Croyde Bay which is known for its calm and tranquility, especially in the evenings.

The Tea Rooms are adjacent to the slipway entrance to the beach over an extensive rocky outcrop which is tricky to negotiate.

Prevention of Public Nuisance/crime and disorder/public safety and protection of children from harm

There are insufficient details in the application regarding what number of staff will be on duty, their qualifications/ training, including in serving alcohol, training in drink awareness, first aid. Records that will be kept of incidents, refusals to serve alcohol, where alcohol will be stored – will it be in a safe place which is not easily accessed by customers, children, opportunists etc.

Regarding the prevention of crime and disorder there are no cameras or cctv referred to in the application. The main entrance to Sandleigh off Moor Lane steps straight onto the road between two bends in the road with no pavement.

People can easily enter and exit the premises with no oversight unless there are members of staff in the areas where the exits are.

The premises where alcohol can be served/consumed needs to be accurately depicted on an appropriate plan which clearly identifies the accesses/entrances that are to be used for this purpose. This is not the case at the present.

The sale and consumption of alcohol should be clearly limited to the downstairs of Sandleigh only and the garden areas that are not allotments and fall within the red line of the location plan. (See above).

The sale of alcohol will cause too much noise and anti social/potentially criminal behaviour for residential properties nearby and disturb the quiet tranquil environment that many people come to the north end of Croyde Bay and Baggy Point, Middleborough Hill etc to enjoy. If there is insufficient care or management procedures to ensure that alcohol use is properly monitored, times for alcohol being served restricted and people being prevented from walking out of the defined premises licence area with alcohol or having had too much alcohol, the four licensing objectives are at risk of being compromised to the risk of harm and nuisance of both the those drinking alcohol and others being affected by the consequences.

The opening times proposed are too long and do not comply with the current permitted use and encourage prolonged drinking periods.

Alcohol should be served with food only.

Public Safety

The main entrance/exit of the Tea Rooms are straight onto a road which is next to a steep slip way that leads onto a rocky outcrop and Croyde/Bay/beach. It is dangerous and challenging to walk over – especially if inebriated. At other times the tidal water comes right up to the slipway over the rocks.

To protect children from harm

See above

Conclusion

The application in its current form should not be granted'.