

Our Ref : JD/JD/DUN3461/0012
Your Ref : SS37010

Selaine Saxby MP
Member of Parliament for North Devon

By e-mail only (selaine.saxby.mp@parliament.uk)

4 March 2024

Dear Ms Saxby

Re : Sandy Cove Hotel

We are instructed by the owner of the Sandy Cove Hotel and recently submitted an application, ostensibly to vary the premises licence to:

1. remove obsolete conditions following the implementation of the Live Music Act 2012 (as amended);
2. to allow for sales of alcohol in certain outside areas (simply to prevent customers having to traverse steep steps in and out of the main licensed areas with drinks); and
3. To allow off-sales to residents and their bona-fide guests (as would be typical of a hotel operation).

In essence, the application was to 'tidy up' the licence and make sure that the licence holder did not inadvertently breach the terms of the licence by carrying out reasonable and typical operations which might be expected of a hotel of this type and in this location. The application does not authorise an expansion in operations at the hotel

We have now received your letter dated 1st March 2024 to North Devon Council Licensing department in relation to the application which we attach for ease of reference. We are extremely concerned at the content of your letter for a number of legitimate reasons:

1. It does not include even a summary of the complaints that have been raised to you or the number of complainants to enable any reader to take an informed view;
2. It indicates that the Hotel is expanding its operation when it is not;
3. It indicates that the application might have an effect on the AONB whereas it will not;
4. It indicates that concerns have been raised by neighbours which is at best misleading in that we are aware of two complainants (but not from the immediate neighbouring properties);
5. It suggests that the concerns raised are "...genuine and well articulated...". That does not mean that they are correct and it is quite apparent what the application is aiming to achieve if it is looked at;
6. It suggests that "... compromises should be sought where possible..." and yet there is no suggestion as to what such compromises should be or whether such compromises might actually be necessary.

We would ask that you look at the application and strongly suggest that you then modify your representation.

In the meantime, our client has continued to listen to local residents as it always does. It has become apparent that a rumour has started that the Hotel is hoping to operate live music festivals. That is not the case. Another rumour is that the hotel wishes to make off sales of alcohol to the general public. That is also not the case. However, to allay any concerns whatsoever, we have, today, voluntarily offered two further licence conditions to the Council, namely:

1. No music festivals will take place at the premises;
2. Off-sales of alcohol will only be made to residents at the hotel or their *bona fide* guests.

We hope that will allay any concerns that you or your constituents may have had.

Yours faithfully



Wollens

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