

TOWN AND COUNTY PLANNING ACT 1990

PRE-APPLICATION ENQUIRY RESPONSE

Applicant:	Licensing Team	Application No:	ENQ/0993/2024
Address:	NDC	Application Type:	Pre Application Enquiry
Agent:	Licensing Team	Date of Registration:	20 March 2024
Address:	NDC	Date of Decision:	12 April 2024
Proposal:	Licensing Application		
Location:	Saunton Vineyard Lobb Braunton Devon EX33 1JF		

Thank you for your enquiry which was received on the 20 March 2024. As I understand you are seeking an Officer's opinion on the application for the grant of a premise licence at Saunton Vineyard, EX33 1JF ('the Site')

The premise licence is for supply of alcohol Monday-Sunday from 9:00 – 22:30, and the premises is stated to be open Monday-Sunday from 09:00 – 23:00. The application form details how all four licencing objectives will be met – the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm. With respect to these four licencing objectives, no objection is raised to the licencing application.

A representation has been made on this licencing application raising concerns that the granting of this licence will result in the change of use of the land from agricultural to a commercial visitor attraction (Class E) due to the number of tours available at the site, as well as the serving of wine from an existing small shed and converted horse box.

The small shed and its associated curtilage benefits from permitted development rights (Class R) to change to Class E, and pre-application advice has been sought by the applicant with regards to this. Concern is however raised with regards to the use of the converted horse box as a café and for wine sales, which does not benefit from such rights and constitutes a material change of use of the land. Further, a formal planning application submission will be required to change the use of the land from an agricultural use to a commercial (Class E) use if the commercial activities, for example tasting and tour hosting are not considered to be ancillary to the pure agricultural use of the land.

Mrs M. Kaneko
Case Officer