

14/5/24 .

Tabled .  
App B .

**Noel Bourke**

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**From:** [REDACTED]  
**Sent:** 09 May 2024 10:18  
**To:** Noel Bourke  
**Cc:** Paul Taylor; TAYLOR Paul  
**Subject:** Licensing representation/ Saunton Vineyard [S-S-SSLIVE.FID50598502]

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Dear Noel

My clients are keen to resolve this matter, recognising the authority's overriding duty to balance the applicant's wish to expand and diversify their business with the public interest.

The applicant is entitled, in planning terms, to use their land temporarily for the intended purpose for 28 days per calendar year (under the General Permitted Development Order). The applicant's website reflects that in the dates that the vineyard is open to the public. We would ask the committee to consider limiting any alcohol licence to 28 days per year, to align with the current planning position.

The vineyard is not within the AONB (now referred to as a National Landscape). Instead, the boundary of the AONB lies just on the other side of the lane, to the north of the site. However, Lobb, which is within the AONB, must look over and through the site to the remainder of the AONB to the west, as it extends to the sea at Braunton Burrows. As such, activities at the site are likely to impact on the public's appreciation of the features of the AONB at that point. These are likely to include noise pollution, light spill, traffic and a general sense (during operating hours) of urbanisation, compared to the general emptiness, natural features and tranquillity of the AONB. We would ask the committee to consider limiting the hour of operation. During the working day, there is likely to be more background activity generally and so there is no objection to the licence starting at 0900. However, as the background fades into the evening, we would ask the committee to limit the serving of alcohol so that it must end by 1800 (an hour after the last tour will have finished) with the site to be clear of visitors by 1900. That may also offer a safety benefit in terms of the poor site and highways access, lack of taxis at night and no public transport links.

The applicant has indicated that these licensed activities are to support the vineyard as part of the already operating tours. We would therefore suggest/ assume that the sale of alcohol (but not other items) should be limited to wine produced at the vineyard.

We look forward to hearing from you as to whether these are accepted by the applicant or not.

Regards  
Duncan

Duncan Tilney  
For and on behalf of Stephens Scown LLP  
Partner  
Planning

Planned absence: Please note that I will be on leave 6 - 10 May (incl.)

[REDACTED]

Switchboard: 01392 210700

Website



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