

Appendix 2

Licensing Application

Lower Woodbridge Farm – re Planning Application P/FUL/2022/07360

Further to the application for a license for a premise that has not yet received planning permission, we would respond as follows. Howell Parish Council have expressed significant concerns to the Planning Authority and now to you as Licensing Authority over a range of matters relating to this application and we suggest these need addressing prior to any decision being made. We are still awaiting their feedback.

- The application proposes sale and consumption of the products on this site as both on and off sales together with the provision of entertainment both inside and outside the building for 12 hours a day every day.
- The owners of the proposed site already have a licensed premise 1.5 miles away – The Green Man in Kings Stag which is already used by local residents
- We do not believe that this site on a small rural lane and adjacent to residential properties is appropriate for a retail enterprise/licensed premises.
- It will increase beyond measure the highways activity on a country lane where residents, walk, cycle and take their dogs. It is also near a road junction with the A3030.
- The applicants' propose holding events at this site which may have a direct impact on the Village Hall and its capacity to continue to function effectively. This facility is of considerable value to the village and has formed its central community facility since 1923 when the land was given to Holwell by the Digby family of Sherborne Castle.
- We believe that a significant number of conditions would need to be put in place to minimise disruption. The number of conditions that would need to be put in place concerning the operation of the business – hours of work, lighting, car parking, number of employees, number of visitors, traffic increase, waste product management and noise and smells – would be extensive. These are not covered sufficient in the application
- There is considerable run off from fields on the road system in that area so any draining would need attention, e.g. the soakaway system used
- Regarding statements made on the application in Section M regarding working with the local community, there has been no contact by the applicant with the Parish Council or the Village Hall trustees on this matter at all to date.
- We would also draw your attention to the "made" Holwell Neighbourhood Plan that states on Page 15 that It is important that any development does not detract from the rural character of the countryside (for example by virtue of its size and prominence, or requirement for extensive lighting at night), or cause nuisance to neighbours.

We believe that this licensing application would cause considerable disruption to neighbours and residents alike and we object to this application for a license on the grounds above.