

Good Morning

I have been made aware of an application for a alcohol license for the "coffee shop" at Head lands Farm .

It advises that it will be a part time license,for selected evenings during June to Sept. I would like to formally object to the application.

I live across the river from Headlands farm , and through out there venture, since moving in, building there family home and business we have not had any issues .

My reasoning behind the objection are as follows.

1

The noise that comes form the coffee already is heard on a regular basis , whilst I am in my garden , this will only increase and elongate this.I moved to the country in 1992 for the very important reason of being able to return home and live away from noise and late night activities that go with city /town life styles.

2

The wildlife in the area , I have and feel, very honored that a family or dear feel safe enough to pass through my garden and spend large amounts if time grazing on the fallen fruit from the fruit trees I have. At night sitting in the garden by the fire pit we have bats visit and feel that this will also impact on there lives.

3

There will be an increase in late night visitors to the village, entering into and out of the drive onto the road after dark also causes me concern, we have large farm vehicles , horse boxes, loaded hay trailers etc pass along this road and non of which keep to the 30 mile hr speed limits.

Also the entrance to the premises is very close to the Wellow school and where the drop of area is for the children, God forbid any person not staying within the legal guide lines of alcohol consumption ,getting into there car and entering out on this road , I dread to think.

4

Within the area we have plenty of public houses that hold appropriate licenses, in appropriate areas which have been in place and established for many years.

5

If as the entries on the Wellow Facebook advise ,that this is only to be able"to drop a little something in your coffee, or have a afternoon Processo" then I am not sure that the need for the 11.30 pm at the weekend is required.

Our concern being that when returning from work of an evening or enjoying my garden at the weekend , we are going to have to listen to the noise , and also the large lights that have been attached to the outside of some of the buildings will be on. Another local resident has spoken to me regards the positioning of the lights on several occasions and has visited the premises to request them to be redirected at a different angle so they do not shine over there property.

6

The main issue , as 1 of the 3 closest neighbors to the premises, is the timing of the license , we are predominantly objecting the late night part of the application, as it says in the Facebook page we don't have a problem with the Irish coffee or a Prosecco lunch, but not late night parties that breed noise and increases drunken behaviour around our peaceful quite country village.

As having previously applied for planning permission and seen the 10 year plan for the green belt village, I question if this is something that is required or appropriate for the village of Wellow.

We are not against people getting on and making a living for them selves and enjoying things as they go , in fact we are all for it but this should not impact on others or be at the expense of other's either.

Louise Moore

I am emailing my objection to this application.

There are already several options should people “need” alcohol in the village. This coffee shop was built without planning permission (applied for retrospectively many months after they actually opened) and they have shown disregard for rule following. This makes me concerned that the “occasional” late opening evening will be an understatement and as a village, we will be subjected to loud music and drunk behaviour on multiple evenings in the summer. This will be unsuitable for the rural and currently peaceful village that we live in.

Do I need to do anything else for my objection to be formally logged?

Many thanks
Claire knapman
So51 6bh

Thank you.

I believe the alcohol licence would cause public nuisance and would put children at risk of harm.

The late night opening would provide both sound and light pollution in a rural area and as such would be a public nuisance. This is minimised at present due to their opening hours and style of business/customer base.

The consumption of alcohol so close to the village primary school (the two entrances are opposite each other) would also put children at risk. The road here is already congested and dangerous at times and adding to this mix people who have consumed alcohol and hence have less predictable behaviour enhances the risk to these children. The sports pitches at the entrance are also a popular “hang out” for local teens, I feel that making alcohol available on site will also increase the risk of underage drinking and hence increase risk to this second group of children.

Although the owners have only declared one planned late night opening to you, they have verbally and on Facebook mentioned others that they are thinking of doing and as per my previous email, they have not been honest in the past with the operating of this establishment and I suspect they are continuing this in their discussions with you.

Many thanks for considering my objection. Hopefully you have now outlined it in terms of the legally acceptable objection reasons!

Claire

Thank you Michael

While some of those changes are reassuring, my objection remains. If the allowance for pre-arranged private events being allowed until 2200 was removed, I would remove my objection but while this remains in their plans, my objection stands.

Thanks for the update.

Claire

To whom it may concern,

I would like to register my objection to a late license for Headlands Farm, romsey Road, East Wellow.

As a direct neighbour we can already hear customers voices clearly throughout the day, which is acceptable. However if allowed a late license this noise will increase and be more noticeable. This will affect our use of our garden and ability to have our windows open. Distant noise is one thing but being able to hear people's conversations word for word is very intrusive.

This side of Romsey Road has always been agricultural and still remains so behind the houses here. In no way does this seem a suitable site for regular gatherings of people of an evening.

Please accept this email as my objection to evening licensing of alcohol, music and opening hours at Headlands Farm.

Yours sincerely

Dreamy Tree-sprite

Pendine

Romsey Road

SO516BG

We are writing to object to the application for an alcohol license at Headlands Farm, Romsey Road, Wellow.

A peaceful tranquil fishery, haven for birds and wildlife is slowly emerging into a vibrant entertainment venue. The coffee shop is an asset to the village despite the amount of extra traffic caused on the very small track it sits on. We have lived at the bottom of this very quiet track for many years and suddenly find more people encroaching into our garden when taking a walk after coffee, or assuming it is part of Headlands Farm new holiday lodge business.

An alcohol license is inappropriate for a very small cafe with no apparent storage for alcohol supplies. Delivery lorries may cause more heavy traffic disruption, it is a single track. In this very peaceful place noise disturbance from late night drinkers would be inevitable. Cars are the main mode of transport to the cafe as it is on the outskirts of the village where there is no street lighting. Apart from the noise of cars and people leaving Headlands at night, accessing the main road is hazardous at the exit because of poor site lines.

At present the cafe is mainly frequented by parents with young children cyclists and the retired, therefore serving alcohol in such a venue seems unusual unless there are plans to change or expand the space.

The Headlands original application states, 'Development outside the settlement boundary will only be permitted if it is appropriate in the countryside' and 'It's scale however is considered to remain appropriate to the context of the site and function'. Will an alcohol license seriously change the 'function' of the original coffee shop, providing all hours alcohol encouraging more customers to drink. If the intention is to provide alcohol with a meal in the coffee shop the size of the venue seems insufficient to make this viable.

If granted this license could be used to expand the hospitality business into larger scale late night events, inappropriate for the location.

We are concerned about so much development occurring on the fishery. With two retrospective planning permissions already, we fear future expansion. As already stated the risk of including an entertainments element to the license could lead to it's extensive use, with neighbouring properties further disturbed.

If permission is granted the least we can hope for is a restriction on licensed opening hours, between 11am and 4pm lessening the disturbance to all the neighbouring properties. This would also match current cafe opening times and be appropriate for drinks with a meal.

Ashley, Sandra and Laura Browning

Longbarn Farm, Romsey Rd, West Wellow, SO516BG

Longbarn Farm,
Romsey Road,
Wellow

14.02.22

Attention Michael White

Application for premises licence Headlands Farm, Wellow

Thank you for your e mail relating to the above application. We wish our objection to remain and further clarify our objection to the licence here. Mr Bennet received the benefit of our supportive letters for the previous projects, we are concerned, not obstructive neighbours.

The requested amendment from Mr Bennet including probable long opening hours during British Summertime is most disturbing. There is no clarity to the type of events he is proposing it seems deliberately vague. A music licence is also necessary for the commercial use of copyrighted music. I was a rock music logger at the BBC in the 1970's every track had to be detailed, it is a time consuming job unless the rules have changed.

Most people in rural positions enjoy their peaceful outside summer space without the unwelcome addition of live music. Again a vague inclusion of 'small bands', choirs and keyboards, what volume can we expect? Sound carries more easily across open spaces making unwilling listeners of the local inhabitants. Will the coffee shop's very small garden venue have room for the placement of a group, equipment and a reasonably sized audience? We are only a few yards from the coffee shop on the opposite side of a small track, inevitably this will affect us most. It is a privilege to enjoy such a place and we do not take it for granted, especially with our family circumstances. The coffee shop made Headlands fishery into a different countryside business and the alcohol licence will enhance this process.

This paragraph is written with the express wish and permission of our disabled daughter. Mental health has become a more relevant issue today. We bought our small farm for her welfare when she was a child, having animals was beneficial to her mental welfare. Her health is fragile and she has the emotional responses of a young child. Her cerebral palsy, autism, ataxia and scoliosis have made us her carers for over 35 years, also gaining peace and solace from the land, a precious sanctuary for us. Mental and emotional stress are part of everyday life that only people caring for the seriously disabled really appreciate. The last two years of covid made us choose constant lockdown because of her vulnerability.

Lacking confidence she is easily disturbed by strangers and the addition of the coffee shop has stopped her daily walk across a large part of the farm. On previous occasions Mr Bennet noticed how pleasing her walks seemed knowing how restricted her life is. We know it is her choice to be so isolated and do not blame the coffee shop's existence for that. We are just sad that we are forced to deal with this new challenge to her difficult life. Again we understand that personal mental health issues have nothing to do with licensing laws.

Our objections are to cars leaving after 10pm engines revving and peoples associated noises. Mr Bennet's new enormous car park is directly opposite our home, we already suffer intrusion from coffee shop customers now worry about the

late night revellers. Having a quiet drink with a meal during normal coffee shop opening hours is acceptable.

According to reports 60% of our wildlife need dark skies to survive. At present our skies are dark, there is less impact on the environment. There are deer, badgers, foxes, owls and many more creatures dependent on quiet night time hunting. Your licence is granted on what is seen to be the present benign coffee shop without the possibilities of what this licence can allow. We are fearful of the escalation of event nights and envisage much more disruptive activities in the future as the changes at Headlands occur slowly over time.

Yours sincerely,

Ashley, Sandra and Laura Browning

I would like to put forward my objection to the music license and live music license for the Headlands Farm coffee shop Romsey Road Wellow SO526BG. I feel it would impact the close community too greatly and would cause problems for local residents. The incentive for the license is purely profit for the company and that should not take priority over the lives of the people that would be affected.

Many thanks, Leo.

I am objecting to the proposed License Application for the following reasons:-

- Any further development of the activities at this site would cause a detrimental impact on my life and those of my neighbours. The coffee shop is less than 100 metres from the rear of my house and very close to other properties in Romsey Road. Currently I can hear people talking as they sit drinking their coffee, the baby crying occasionally and I have the smell of cooking in my house if I have the windows open.
- The coffee shop is very small with most of the recreational area on decking and grass outside. These proposals appear to be more suitable for large scale venue entertainment. If this application was passed I would hear an unreasonable amount of noise from live music, recorded music, films, dancing as well as from the people attending the functions. At a later date could there be further buildings erected on this site to accommodate these activities?
- We have two public houses in Wellow, one of which puts on live music, and a village store selling alcohol, I don't feel another venue selling alcohol is necessary.
- Although the application is for pre-arranged events in the evenings extending opening times to 11pm, it is worded to allow this to happen on Fridays, Saturdays and Sundays whenever, and I can foresee it being every weekend.
- Traffic is another issue, not only will there be a greatly increased amount of traffic driving up and down the track behind my property, vehicles will have to exit onto the Romsey Road from a concealed entrance on a bend. This is a congested area with school traffic during the day and young children cross the road, very close to this property's exit/entrance, to get to and from the parking area in the recreation and tennis courts car park. This license allows drinking throughout the day which is one concern but there are occasions when the school has evening events, with no street lighting or pavements on Headlands side of the road the risk of an incident is increased.
- The site at Headlands has been managed as a conservation area for the past 30+ years and is full of significant wildlife which will be affected by noise and light pollution. It is within the Mottisfont Bat Protection Buffer Zone (NFNP 2015 Survey), is adjacent to the River Blackwater where otters, owls, goshawks etc live and breed, and it is considered by the Salmon and Trout Association as one of the south's most important rivers for the spawning of sea trout in all the south of England. I'm concerned that these proposed activities will seriously affect this fragile ecology.
- The Wellow Neighbourhood Plan questionnaire highlighted that people value the rural peace and tranquility of the area, that they don't want inappropriate development and that any development should not be at the expense of the rich biodiversity and natural environment. Surely the proposed development of activities on this site goes against these principles.

- This application was kept very quiet, very few people knew it was happening so there has been no consultation or opportunity for people to voice their views. The application appears to be a significant change to the current business and I feel there should have been more information provided for the people of the village.

I hope you can take these points into consideration when making a decision about the Alcohol License Application for Headlands Farm Coffee Shop.

Pauline Jackman

Sent from my iPad

I have been informed that an application has been made by Headlands farm for a licence in respect of their coffee shop.

I would agree entirely with all points raised by Pauline Jackman in her email of objection and would like to add my voice of objection.

.the consent given to the present coffee shop was retrospective, no consultation or information given to residents likely to be affected.

.We now see an application for an alcohol licence, not just for the coffee shop, but also the provision for .small functions .live music .recorded music .performances of dance .plays and films To be available to all from the hours of 0830 to 1630 seven days a week and extended hours of 2300 Friday, Saturday, Sunday from June to September.

All the above is totally unacceptable for a semi rural /rural village/farm setting. A gross re-development by stealth, from farm land to a commercial enterprise and it is noted the total lack of involvement of the parish council.

.The increased traffic on Romsey road, near a school, with parking and congestion already an issue creates a public safety

<https://scanner.topsec.com/?t=92aae1cee3f359441d6bf2b6cad497f6c0aea377&r=show&u=issue.At&d=2471> night on unlit roads with the amount of people coming and going would be equally dangerous and perhaps create an environment for social disorder, would you feel be of interest.

.The increased noise and light pollution in a nature reserve environment and near to houses would effect the personal enjoyment of residents in their own gardens and create a public nuisance. This should be worth protecting.

.The further potential development of this farm, with no history or buildings being used for entertainment, which will be needed to make it a commercial success for weddings/events is a slippery slope and worth preventing.

This application is worthy of an inner city or town environment and has no place in Wellow, I hope the parish council will now do its job and add its support in objecting and provide an opportunity for more residents to be informed of this totally inappropriate entertainments venue in their village.

Regards

Robert Davis

Thank you for your email.

I note with consideration all the amendments to the application for a licence at Headlands coffee shop but feel that all the objections I raised are still valid. I have visited the coffee shop and in my opinion a licence to serve alcohol is not required to ensure a perfectly successful business, therefore it is being sought to

develop/change and increase the value. While the present applicant may adhere to the amendments subsequent owners may not, with applications for extensions and variations for events. It is classic foot in the door tactic, started by retrospective planning for a coffee, and will continued to be pushed until the development of the site is complete. If a coffee shop was all that was wanted the applicant should be very pleased with the ease at which he has managed to obtain planning permission. This site should not be developed any further and with no variation, it has already reached its maximum limit. The best way to ensure this is the outcome and that this site is protected for now and in the future is to refuse this application in all its forms.

Kind regards Robert Davis

Re: Application for licence to sell alcohol, play music and extended hours for Headlands Farm Coffee Shop, Romsey Rd West Wellow

I wish to register my objection to the above application. I object on the grounds of:

- 1) Detriment to Wildlife
- 2) Traffic Pollution
- 3) Noise nuisance in a residential area
- 4) Inappropriate to extend hours in a residential area.
- 5) Inappropriate/dangerous in close proximity to a school.
- 6) Change of use from a coffee shop to a licensed venue for functions has not been applied for or approved by Planning
- 7) No limit on the number of events able to be held

1) The site is within the Mottisfont Bat Protection Buffer Zone and there are 6 types of bats in the area by the river (FNP 2015 Survey) including the rare Barbastelle bat. Bats hate light pollution.

The site is adjacent to the River Blackwater, where Otters live. There are parliaments of Owls by the river, Goshawks nesting nearby and the Blackwater is one of the most important rivers for the spawning of Sea Trout in the south of England (Salmon & Trout Association) This is an area of huge wildlife significance near to the New Forest National Park, a sensitive ecological area and wetland area of international importance. The River Blackwater is a tributary of the Test, one of the world's most famous chalk rivers. River wildlife are extremely sensitive to noise and light pollution and they will be disturbed by music, entertainment, noise accompanying alcohol consumption, lights and cars driving off late into the night.

2) There would be noise and headlights, disturbing residents and wild-life late into the night. When events take place what is the provision for parking and is it sufficient to stop drivers blocking driveways and damaging road verges as regularly happens when events are held at the school?

3)and 4) This is a very quiet residential area in a rural setting. In summer months windows are open and residents sit out in their back gardens. The noise of music, dancing, loudness accompanying alcohol and cars coming and going well into the night is inappropriate and will be a significant detriment to quiet enjoyment of our homes as well as ability to sleep. With proximity to the football grounds it could easily become a rowdy post-game drinking spot, inappropriate in a residential area. It is particularly concerning that they want to extend the hours on **any Friday, Saturday and Sunday** during the 4 summer months. No limit on the number of events-That could end up being every weekend...

5)The premises are almost opposite Wellow Junior and Infants School. A car park next to Headlands Farm has been allocated for parents parking when picking up children or attending after school and evening events. Children have to cross the road from the school to reach this carpark and it could be very dangerous to have drivers having consumed alcohol, exiting from Headlands driveway , particularly when evening events make for poor visibility.

It is also inappropriate to have premises selling alcohol in such proximity to a school.

6)It is barely 6 months since the owners obtained retrospective planning permission for a coffee shop. They is described in the media as a "community based coffee shop." To be clear, it is a privately run coffee shop.

They have not applied for planning permission to run a licensed venue for functions. As a coffee shop it is acceptable in the rural/ residential setting but a coffee shop is completely different to a licensed function venue opening late at night. They should be applying for this in the correct way, not trying, as it seems to me, and in my personal opinion, to get it in through the back door.

7)The applicants have said they intend only to have "pre-arranged" events but there is **no limit** given on how many of these events can take place. If their venture is successful it could go from "any" Friday Saturday and Sunday, to every weekend.

In summary I object to the selling of alcohol, music license and the extended hours of opening.

Mrs F Feeney, Well House, Romsey Rd, East Wellow

Dear Sir,

With regard to point (5) the safety of children is impacted, not by the coffee shop traffic as is, but the fact that drivers who have consumed alcohol would be exiting the premises. As explained, children have to cross the road from the school to the carpark, adjacent to the Headlands Farm driveway. This is an obvious threat to the safety of children.

I think point(5) should be included for that reason.

Regards

Francis Feeney

I wish to object to the granting of an alcohol license because of concerns regarding the safety of children. Wellow Infants and Junior School uses a carpark adjacent to the Coffee shop premises and on the opposite side to the school. Children have to cross the road to reach the carpark in close proximity to the Headlands farm driveway. There is a very real danger to children from drivers who have consumed alcohol exiting the driveway while children are crossing the road. This is not only in the day but also in relation to after school clubs and evening functions.

It is generally a threat to the safety of young children and highly inappropriate to have licensed premises opposite a school and adjacent in the case of the car park. Wellow Parish Council has specifically designated this car park for the use of the tennis club and the school.

Regards

Francis Feeney

RE: Application for license to sell alcohol at Headlands Farm Coffee Shop

Objection

Having seen the minutes of the recent public Question and Answer session held at the Coffee Shop I have an objection relating to crime/disorderly conduct.

The minutes state that “ the owners were on site and would remove any one who drank too much or before they became a nuisance”. The owners live next door to the Coffee shop and are not always home. They go away for holidays and go out for social reasons as well as shopping and other normal activities. They have a toddler and about to have a new baby so if one of the partners was out, it would be difficult for the other to come over to throw out a drunken customer with 2 babies in tow. They could hardly leave 2 babies alone in the house. Hence there are numerous occasions they would either not be there or not be able to provide security.

I understand that pubs have to provide proper security during opening times and I would suggest that the owners of the Coffee Shop should specify a realistic arrangement for coping with anti-social behaviour and customer security at all times during opening hours. They should specify what will happen when they are away on holiday.

Mrs Feeney

Well House,

Romsey Rd, Wellow

I write with reference to the Premises Licence Application from the above.

Don't get me wrong, I've nothing against the coffee shop and there are times when it would certainly be nice to have a glass of wine with one's lunchtime Panini, but if they're going to start having random "functions" and music, especially outdoors, **PLEASE PLEASE DON'T ALLOW THEM** to extend their opening hours into summer evenings – it's only about 100 yards of open ground behind my house and at such close quarters the noise would be seriously detrimental to the peaceful enjoyment of my property and no doubt to that of a number of my neighbours, as would the noise of all the additional traffic likely to be generated on the access track – we already get more than enough of that in the front!

Which is the other point that really concerns me - the clash with school traffic. This part of Romsey Road is already a nightmare at certain times of the day, and the stretch outside Headlands is especially bad now that parent parking has been introduced at the next door sports ground, meaning that the road is full of mums with pushchairs and toddlers trying to cross amid all the moving cars – there's not even a footpath on this side and it just seems like an accident waiting to happen. So the introduction of yet more drivers who after a few drinks may possibly be less attentive than usual, is certainly not going to help the situation....

I would be grateful if these points could be taken into consideration before coming to your decision.

Yours sincerely

Anita Wolfe (Mrs)

Dear Mr White

Thank you for your emails dated 8th and 16th February updating the position with regard to the above application from Headlands Farm. The Conditions now to be attached to the proposed Premises Licence have somewhat allayed my misgivings re evening noise etc – however when read in conjunction with Headlands' list of planned events I do have a couple of further queries:

* Will there be any cap on the number of "pre-arranged private events"? How many of these are there likely to be?

* According to the plan the proposed Spanish/Indian community evenings will finish at 2100 rather than the 1900 stipulated for a pre-arranged public event and it also states that these are one-offs initially which to me implies that they could become more frequent. I've no objection to the odd one-off but if they were to become a regular thing in addition to the monthly hog roasts, and with the cooking being done outside at such close quarters, I fear that all I'll be able to smell when sitting in my garden will be curry etc – not that I don't like curry but I'd prefer to smell my roses!

Please note that as stated previously this is not intended as an objection to the licence per se, only to some of the concomitant details.

Thank you for your attention.

Anita Wolfe (Mrs)

Headlands farm coffee shop – Alcohol Licence Application

3.02.2022

I am writing to object to this application to serve alcohol and urge you to help keep our village safe.

Wellow is a reasonably quiet, rural village with little through traffic and with a local village school of around 200 pupils. For various reasons, many parents drive their children to school and there is, unfortunately, inadequate parking for this school traffic. Consequently, at school times, cars are parked along the congested road and opposite the school in the community recreation area by the tennis courts. There is no dedicated school crossing to this car park, no warning lights for oncoming traffic, no 20 mph speed limit.

The owners of Headlands coffee bar now wish to serve alcohol throughout the day. There is a narrow track to and from their building and this exits onto Romsey Road, right opposite the village school.

Imagine this scenario

Friends gather for a light lunch and the bottles of upmarket wine keep coming. The conversation gets louder, the friends become merry. Now it's time to leave. They all get in their cars, queue along the track and pull out into the main road. At the same time, the children are coming out of school. Parked cars are everywhere, children are running around, parents are chatting, and then cars from Headlands are trying to join an already congested road.

It is an accident waiting to happen.

Now, you won't get many objections because the locals I have spoken to did not see the public announcement in the newspaper or on social media. Even the school was unaware of this application. The owners belatedly held a Q and A session last Friday about their proposals, advertising this on social media, but only 11 people attended, mostly neighbours who had heard of the meeting from word of mouth. So, if this proposed application is accepted and goes ahead, I urge you to at least insist on asking Headlands to put up large signs on either side of the school area on Romsey

Road to warn drivers, especially non-local ones, that people who have been consuming alcohol may be pulling out from a concealed entrance into the road.

At the meeting, we were reassured that alcoholic drinking would not continue up until 11 pm apart from a few occasions. Alcoholic drinks would *just* be offered all day, every day from early morning until 6 pm. We were also reassured that the business would not be expanded to encompass marquees or extensions to the coffee bar building, even if they had planning permission for this. We were told that it would just be the patio area that would be extended for outside drinking. Who is to know if this will still be the case once profit is being made? It may be too tempting for the owners to turn down more business if they are given a licence to serve alcohol until 11 pm. Result: even more traffic, even more people, even more noise and **more problems**.

Perhaps a compromise could be agreed upon and written into any planning permission that alcohol could be served between midday and 2.30 pm as an accompaniment to lunch but I nevertheless still strongly feel that if alcoholic licensing goes ahead, pub-like signs should be erected on both road sides either end of the school area to warn motorists that there is a drinking 'establishment' at the end of the track and that cars from there will be pulling out from a concealed exit into Romsey Road.

I do, however, fail to see how this alcohol application will benefit more than a few people in the village even though the owners wish us to think that it will benefit the community. It will instead be a **DANGER** in more ways than one.

Caroline Hart.

Copy to Councillor Nick Adams-King

Copy to Gaye Chesterton-Kay, chair of Wellow Parish Council

Dear Sir

We would wish to be confident that the following aspects of this application will be taken into account in assessing the justification for the multiple provisions requested in this application:

- The need for the sale of alcohol before midday.
- The increase in traffic movement, noise and light pollution attendant upon closing entertainment and the sale of alcohol at 2300 in an otherwise tranquil residential part of the village.
- The inadequate sight line eastwards along Romsey Road for traffic emerging from the entrance lane.
- Departing lunchtime customers may compete with Wellow Primary school pickups in Romsey Road, causing congestion hazard to vehicle traffic and pedestrians.

Headlands Farm coffee shop could well be a social and commercial asset centred in the village provided the points noted above can be reconciled with its apparently raised profile.

Guy & Jackie Steven

Russet House

Hamdown Crescent

East Wellow

I am writing with regard to the proposed increased hours and new alcohol license at the Headlands Farm Coffee Shop. I have no objection to the selling of alcohol with a meal during the existing time constraints. However, 'the ability to extend finishing times on activities 'to 11pm on any Friday, Saturday and Sunday from June to September' seems a substantial step away from the expectations of a coffee shop. It was a good idea of Alex Bennett's to hold a meeting to discuss his proposals but I, and I suspect many others, am avoiding large groups of people with Covid still about. Hence this letter.

To explain my reservations, it is necessary to look at the history of the site. The premises is owned by Mr Alex Bennett. I don't know Mr Bennett but I do know he's a property developer and entrepreneur who has made a great success of this venture so far. Retrospective planning permission was granted in 2021 when the coffee shop replaced a former building which 'comprised: offices, storage, shower/WC, meeting room and refreshments, serving the recreational fishery on the wider site'. It is noted that the coffee shop would also be open to local residents and visitors as well as the occupants of the self-catering lodges, for which planning permission (also retrospective) was granted last year.

I believe the use of the coffee shop for fishermen to be minimal if at all. I can't see many fishermen calling in for plant-based foods or opting for smashed avocado on sourdough. On the other hand, it is an extremely popular spot for the middle-class Mums of Wellow.

Nor do I believe Headlands are working 'with the community for the community' as some-one stated on Facebook. I don't see it is an altruistic proposition at all.

The original planning permission carried a condition that lighting would have to be adjusted to protect bat species in the vicinity. This is a rural and peaceful part of the village and having people calling out, banging car doors etc as late as 11pm is unacceptable in this bucolic location in my opinion. Another concern is the access track, especially turning right out of it onto the Romsey Road. The access track was thought to still be adequate when the 3 holiday homes were built by the lake, but now we would have additional traffic on top of this.

I don't know much about licensing laws and the restrictions that can be placed, but I do feel the ability to have a glass of wine with one's meal would be a pleasant addition. However, the provision of live and/or recorded music together with the sale of alcohol for consumption on the premises until 11pm surely must be totally inappropriate for a coffee shop. According to Collins, 'A coffee shop is a kind of restaurant that sells coffee, tea, cakes, and sometimes sandwiches and light meals.' Would an establishment serving alcohol until 11pm be deemed to be a coffee shop? Many would think there is a good case for 'change of use' here. Would its scale still be 'considered to remain appropriate in the context of the site and function', as was specified in the original planning approval? Developments seem to have come a long way from the original building which 'comprised: offices, storage, shower/WC, meeting room and refreshments, serving the recreational fishery on the wider site'

It is not my intention to blacken Alex Bennett's name but having needed retrospective planning consent on two occasions already, it is understandable that people may be wary of his future intentions. It was said in the minutes of the recent meeting that 'the purpose of the alcohol license was for it to operate within the opening hours of 8.30 am to 4.30 pm (the coffee shops opening hours), when it would apparently entertain genteel groups like the WI and flower arrangers. We are told there were no plans to be open later than this in a typical evening. The reason for the application was for a customer to enjoy a glass of wine or beer at lunch time, so why then add this - The application is a one size fits all and did allow for late night opening both pre and post 11.00 pm?. And then at the same time 'There was never a plan to be serving and operating until 11pm.'

I feel we should proceed with caution.

Yours faithfully,

Hazel Lockhart

Dear Mr White,

My objection still stands with regard to the provision of alcohol until 10pm at private events, which will lead to inevitable noise after 10.30pm. Because an event is private that doesn't make it any less noisy. Also I wonder how many supporters of the scheme realise there are other people apart from the Bennetts who live down the track used by the coffee shop. I'd say that living opposite an overflow car park and other dwellings close by and putting up with late night comings and goings, isn't 'for' those members of the community at all, neither are the cooking smells from hog roasts and the like. Judging by the expansion of events that has already taken place I feel sure that this application is the thin end of the wedge. Small groups of flower arrangers and the like are hardly going to need an overflow car park, so why is one included? I think this speaks volumes for the applicant's future intentions, I am of the opinion that late evening events will soon become a regular feature. I would also add that past events are no guarantee for future ones, particularly when the details are left so vague. And not one mention of fishermen, for whom the coffee shop originally came about.

Yours sincerely,

Hazel Lockhart

We strongly object to this proposal on the noise and increased traffic in our very rural area and surely we have a village hall for entertainments and also bearing in mind that the school is very close endangering children with increased traffic. We have experienced late night party's which is really unexceptionable we do not see that a alcohol license will benefit the village accept the owners. If this was passed what would happen next?? Has anybody inspected the sewage and waste water in the Blackwater river as this has deteriorated dramatically in the last few years very thing including soap suds floating down the river which will undatedly increase if this planning goes through.

Yours sincerely

Carol Roberts

John Roberts

Dear Michael

As per the emails below with regard to Headlands Farm coffee shop and their application to sell Alcohol.

We have not had a response back from the Planning team to clarify their Approved Opening times yet but as today is the deadline for comments we wanted to confirm our thoughts.

Therefore, we do not object to them having a Alcohol license for the times as stated in their Approved Planning application. We are assuming these hours are as stated in their planning request which are Monday to Friday 9am until 4pm and Saturday and Sunday 9am until 7pm. There was no reference made to any additional opening hours being requested nor approved . Conditions should be applied which state that Alcohol can only be sold from the Coffee Shop and not from any of their other premises, such as the Barn, Other Outbuildings, Holiday lets or Marquees. Approval should only be given within the hours approved on their approved planning permission.

We are aware that they would like to hold a couple of 'private events' throughout the summer but would suggest that they apply for a temporary extension to their license for these events.

If they do wish to seek additional opening hours, then we would expect an additional planning application to be made for the local community to consider and an extension to their licensing hours sought

We would object under the Public Nuisance criteria for any events that are held outside the Approved opening times, this is because of increased noise levels as events are stated to be held both inside and outside . Also increased Road traffic noise in a rural area meaning both local residents and wildlife would be affected due to fixed closing times and everyone leaving the venue at the same time.

with thanks

Carol Roberts

John Roberts