

From: [REDACTED]
Sent: 11 October 2021 12:51
To: Licensing (SCDC)
Cc: [REDACTED]
Subject: Passivhaus (Adam White) - New Premises Alcohol Licence Application

Hello

RE: PASSIVHAUS (Adam White) - New Premises Licence

Clopton Manor Farm, Lower Road, Croydon, SG8 0EF

[REDACTED] please find below our comments which we wish to be taken into consideration with regards to their licence application :

- The bar requiring an alcohol licence already in situ is attached to our boundary wall and the outside decking is just on the other side of our wall.
- Ourselves and the rest of our neighbours chose to live in a quiet rural setting outside of a village or town and the thought of a drinking/entertainment establishment with outdoor facilities being attached to our boundary wall is unfathomable and not in character of the 'rural aesthetic' that planning have been so eager to preserve.
- A drinking venue with an indoor capacity of 100 people with the addition of aiming to host live music events indoors and outdoors has no bearing on any plan ever submitted to the Scams planning department - has any change of use from a car port to a training room to a bar ever been applied for ?
- It states in the application that it would be used for events open to the general public 'PROBABLY' up to 6 times a year. The word 'Probably' concerns us.
- The application states that the bar is sound proofed. After hearing recent events taking place inside it this is incorrect. The outside decking area is certainly not sound proofed.
- The application states that the local community will be able to use the facility for pre-arranged meetings/coffee afternoons/Round Table/Lions monthly meetings ETC. The local community is already served well by the Wood grill pub and restaurant and the reading room.
- The only access to Clopton Manor Farm is by car. As we all know, it is situated on very busy road with a 50mph speed limit. Pulling out on to that road is at best...a little hairy. We have witnessed several accidents over the past 5 years of living here..sadly some of them fatal. Unfortunately the road is all too often abused by motorists and bikers using it like a race track....we are very worried that by increasing the traffic entering and leaving Clopton Farm that inevitably it may result in an increase in motor accidents. Visibility can be very poor on the bends.
- As above, the only access to the farm is on a single track from the main road by car /bike - drinking and driving definitely DO NOT mix well together.
- From a nuisance perspective, this seems worse than the previous application. Again, lack of clarity in numbers potentially in attendance. A decking area has now been added and outdoor live music has also been applied for. Mr White reminds us of his property extending to 36 acres so we may ask the question on why he could possibly think that building and utilising a bar by his neighbours boundary walls could be a satisfactory proposal ?

- Why is it necessary to provide alcoholic beverages in a training facility ? How do these trainees get to the farm ? If they are driving then they probably should not be drinking and ...if they are not driving then where are they being accommodated ? We heard that he is planning to build accommodation-with no planning approvals in place.
- Finally, the original planning was granted on Clopton Farm on the basis that a 'farmyard rural aesthetic' was maintained. It has not been. The previous permission for development was granted with noise and traffic restrictions. This latest application seems to ignore that these were limits to protect the neighbourhood and 'not a starting point for future developments'. Whilst we appreciate that licensing and planning may be considered separately, we do not feel that this is the possible when a distinct disregard for planning procedures and change of use has been undertaken by Mr White. What are his long term plans and goals one has to question ?

Please find attached location of the bar and outside decking area adjacent to our and our neighbours boundary...which includes a structure built alongside our wall-built without planning consent. After your visit to the premises it would be helpful to find out what this is being used for within the bar vicinity ? Is it a store, corridor, exit ? He said that it was to store a water tank.



