

Supplement 2 to the agenda for

Licensing sub-committee

Thursday 11 April 2019

10.00 am

**The Council Chamber - The Shire Hall, St. Peter's Square,
Hereford, HR1 2HX**

	Pages
6. APPLICATION FOR A GRANT OF A PREMISES LICENCE IN RESPECT OF 'MEREDITH FARM CAMPSITE, LLANCLOUDY, HEREFORDSHIRE'. HR2 8QR - LICENSING ACT 2003	3 - 12

**LICENSING ACT 2003
PREMISES LICENCE APPLICATION (GRANT)
MEREDITH FARM CAMPSITE, LLANCLOUDY, HEREFORDSHIRE, HR2 8QR**

I and my site managers are distressed by the comments made on 26th March, and emphatically refute these claims; we go to great pains to keep the campsite site quiet.

Peacefulness is the USP for the campsite. This is the central basis of our offer to customers.

We advertise 'Rural, Peaceful Camping'. People come to us for that reason; they come again and again.

We advertise two fields: The *Quiet field* and the *Very Quiet field*.

We trade almost entirely on repeat business and customers return specifically because of the quiet nature of the site. This is attested to by testimonials from our frequent visitors.

(a small sample of our very many testimonials is attached as Appendix 4)

(Very many on-line testimonials also recommend our site, specifically because it is quiet.)

We allow *no music*. We allow *no noise*. We allow no children to camp in any field bordering neighbours.

We publicise a very strict 'No Music' 'No Noise' Rule which neatly ensures that we do not attract youth groups or potentially noisy customers. Such people self-exclude.

Our 'Supervise Children' rule has the same effect, causing potentially noisy families to self-exclude.

We send clear information on these rules to everyone before accepting a booking and unsuitable customers withdraw at that point.

We hand them a paper copy of these rules on arrival.

(Attached: information sheet sent to all people before booking and in writing on arrival. Apx1)

Signs all over the site reinforce: No music. No noise. No entry. Don't cross the stream. Etc.

(Examples attached. Appendix 2)

We do, however, understand that some people don't like to hear even quiet voices over the hedge, and we respect that. We do everything possible to protect our neighbours. For example:

- All camping takes place a minimum of 100-yards from any neighbouring houses.
 - (We forgo the use of many good tent pitches because they would contravene our 100-yard standard.)
- Family camping (with children) takes place a minimum of 300-yards from neighbouring houses.
- We have planted a stand of over 1000 trees to provide a sight and sound screen between the campsite and the nearest houses.
- We strictly ensure that our customers do not trespass on neighbouring fields.

We are always very happy to take further measures if they are suggested by neighbours and have benefitted from many helpful ideas in the past. We are always keen to consider further constructive ideas.

Attached are testimonials from immediate neighbours attesting to the quiet nature of the site.

(Attached: testimonial from parish councillor, who is an immediate neighbour. (appendix 3)

(Attached: testimonial from another neighbour)

With regard to the four Licencing Objectives (2003):

Although this is an application for grant of a new site licence, the bar has operated for two-years under TENS in the same very low key and quiet manner that is now proposed.

1. Prevention of public nuisance.

We have made strenuous efforts, *above*, to eliminate any noise nuisance associated with this facility and testimonials, *above*, attest to the efficacy of those measures.

We carry out routine litter patrols on the highway near the campsite entrance, and have done so for several years. (We believe that litter is primarily ejected from passing vehicles, rather than campers, but we accept a duty to keep our stretch of highway clear.)

We maintain hedges carefully and contributed extensively to the renowned *Llancloudy daffodils*.

2. Prevention of crime and disorder

Our little bar is some way from any public area and benefits from a very mild-mannered customer group. However, we are still careful about security and staff training.

We do not expect the bar to serve the public at large, just the campsite customers. We do not advertise the campsite as having a bar, because that might affect the clientele attracted.

We have enthusiastically adopted all recommendations from the West Mercia Police Service, (Who offer no objections to the licencing of this facility.)

3. Protection of children from harm

All children must be supervised by parents at all times and will operate a strict *challenge 25* policy.

We serve soft drinks for children, Free of Charge, in hot weather.

We have enthusiastically adopted all recommendations from the Herefordshire Council Environmental Health and Trading Standards, (Who offer no objections to the licencing of this facility.)

4. Promotion of public safety

We are conscious to our responsibilities under H&S legislation (1974, 2008, 2015)

We have enthusiastically adopted all recommendations from the Fire Service, (Who offer no objections to the licencing of this facility).

Meredith Farm Camping - *Welcome!*

Remember that we are a *quiet, rural* campsite.

These are some points, to make camping good for us all.

No music!

We have two fields:

The whole field with the road entrance is our '**very quiet field**', for adults, just wanting **Peace & Quiet** so no ball games, no loud voices, there, please. This is the field nearest to our neighbours.

The second, animals, field is our '**quiet field**': still *quiet*, still *no music*, Still *relying on parents to supervise children*, but a good area for, games, rounders, French cricket, etc. This is far from any neighbours.

This is a great place for children with the animals, stream, trees, toys and space, but we do **rely on parents to supervise children closely** and keep little voices down!

To keep it quiet, **we do not play any music or radios**.
(*Obviously this does not apply to The Archers*)

Visitors are of all ages. Some of them (*and many locals*) like to retire early, so we make **after 10.00 pm a very quiet time, everywhere**.

You are very welcome to enjoy the stream noting that: The stream is our boundary; **we may not cross the stream**. Yes: play in the water, but do not go onto the far bank, it is not ours.

Do not go to the stream at all near the A466, near our neighbours.

The corner where the stream and the A466 meet is a wooded nature reserve and close to houses. Both appreciate extreme peace & quiet.
You may not go there!

Dogs are very welcome, *but always on a lead*.

appendix 2 - Meredith Farm Campsite Signs - Examples

We seek to be
a peaceful venue, so please...

NO MUSIC

Everybody's taste is different; here we
do not impose our preferences on our
neighbours.

Do not cross the stream!

The farm boundary is the stream
We own the land up to the water. You
can go in the stream itself. Beyond the
water is not our property, So please,
respect our neighbours.

QUIET AREA BEYOND THIS SIGN

This is a nice area for
walking but, No ball
games. No loud voices.
*(This is our agreement
with our neighbours)*

Tranquillity Site

For people who
enjoy peace!

Quiet field



Very quiet field

No ball games, etc.



Fire assembly point.

In case of uncontrolled fire
immediately alert all nearby vans
and tents.

Then alert Neil/Andy.

Then muster by The Shack.

No Entry, Please.
Wildlife reserve

Limit of camping
**No pitches beyond
this line**

Appendix 3, testimonials neighbours

Terence John Thomas
Parish Councillor

4th April, 2019

Dear Sir,

My name is Terry Thomas and I am the councillor for Llancloudy on the Llangarron Parish Council.

I live one small field away from the site where Dr Neil Wheeler has his clients park their tents and caravans.

I have never had any problems with noise or rowdiness and have never seen people from the site in the field next to me.

Neil Wheeler is a very responsible neighbour and I have no worries about recommending him for being granted the alcohol license

And am sure he will not allow the facility be abused.

Yours faithfully

Terence John Thomas

David George

06 04 2019

Dear Sirs,

I write in support of Dr Wheeler's application to sell alcohol at the campsite at Meredith's Farm Camp site.

I live within earshot of the campsite at Llancloudy and as a retired person I am at home constantly during and beyond the "Holiday Season" with a great deal of my time outside in my garden or walking the perimeter of the village including on Dr Wheeler's campsite.

I haven't on any occasion found that the noise levels generated by the campers to be unacceptable at any time nor have I ever experienced any complaints from our close community in the locality.

Dr Wheeler and his site managers go to great lengths to ensure that the campsite offers a tranquil "No Party" "No Music" peaceful location for campers to enjoy the countryside surroundings, all pitches and perimeter areas are well signposted requesting respect for the peace and enjoyment for fellow campers and neighbours alike (see attachments).

I believe that the "pop up" occasional bar will be run in the same professional manner that exists presently at the campsite.

Yours Sincerely,

David George

Appendix 4, testimonials frequent visitors

Andrew Lynes.

7th April 2019.

Dear Sir/madam.

My wife and I have been coming to Dr Wheeler's campsite for 7 years. For the last 4 years we have been his **warden/managers** covering weekends and Dr Wheeler's holidays.

The main rule, which is on all correspondence and is displayed about the site, is "*no music and no noise*" and to be generally respectful of others around. On arrival, campers are reminded of this. Luckily we have never had cause to enforce this as everyone respects the conditions. I would of course take action if it were ever needed!

This is a family friendly site and children are encouraged to play and explore under the watchful eye of their parents in this safe environment. However campers are asked to keep voices down, and further to reduce any sounds of playing children by 9.30pm – 10pm. Again this has always proven to be self-regulating.

If you need any additional information please feel free to contact me via email or mobile and I will gladly help you in any way I can.

Andrew Lynes.

Wayne and Jane Sheriff

03/04/2019

To whom it may concern,

My wife and myself, Wayne and Jane Sheriff, have been frequent campers at Meredith Farm.

We visit several times a year and have been doing so for at least 6 years . For us it's a relaxed and quite environment.

Of course in peak periods during the school holidays it's a bit more lively with children enjoying themselves but it is never excessive and always quite by the evening .

This is one campsite we have never had difficulty sleeping due to noise.

Wayne and Jane Sheriff

Dr Sally Austen

Tel: 07863 327965

To Whom it May Concern,

Re an application for a licence for the little bar on Meredith Farm, Llancloudy.

I have had a caravan parked on Meredith Farm, seasonally, since April 2015. I visit and stay overnight regularly with my two children and occasionally with my husband.

I picked Meredith's for my 'van because the site is so quiet.

As you enter the main gate there is a notice to say that music is not allowed; in the second field there is cautionary notice against music and noisy games; alongside the stream side pitches there are more warnings to keep noise to a minimum. This is a venue in which I did, and do still, feel confident that I will be afforded the peace I seek for myself and my family.

I am aware of Meredith Farm's little bar, in a converted horse box, (formerly under TENS licences), and have never been disturbed by people using it. I have not been aware of people using it late into the night and I have not been aware of any noise emanating from it.

From my experience thus far, I would find it very hard to believe that Dr Wheeler would countenance anything that generated significance noise. His value of peacefulness is apparent all over the site.

I am happy to be contacted by the licencing body if I can be of any help.
Yours

Sally

Dr Sally Austen

4th April 2019

Dear Neil

Since first visiting Meredith Farm around 5 years ago we have returned many, many times. This includes August bank holidays and less busy times. We are drawn to your peaceful and friendly site, in part due to its quiet, no music policy. We have visited many sites up and down the country and this is by far and away the quietest, and our favourite. It is family-friendly, but all children are in bed at sensible hours and we always get an undisturbed night's sleep.

We are pleased with the addition of a small bar over the past year (licenced under TENS), which gives campers an opportunity to meet other campers and enjoy a quiet drink in beautiful surroundings. We are certain that it has not diminished the quiet and respectful ambience of the site and that you would not do anything to threaten that. We are very much looking forward to visiting again soon.

Yours sincerely

Tom and Rebecca Charlett

05.04.2019

Dear Sir/Madam,

This is the third year that my husband and I have been coming to Meredith Farm. We use the campsite very frequently between March and September, usually at weekends, because it is peaceful.

During the week we have busy, hectic lives and look forward to the peace and tranquility that Meredith Farm Campsite affords.

The campsite seems to attract likeminded people who also come for the peace and absence of bustle. There is a choice of fields to camp, these are actually labelled 'The quiet field' and 'The very Quiet field'. These titles reflect the nature of the campsite perfectly.

On occasion there has been a barrel of local ale and wines, as well as tea, coffee and soft drinks available from the small bar, which is a delightfully re-purposed horse box, (licensed under TENS). This creates an opportunity for campers to gather and sample what the area has to offer. Never have we experienced any rowdiness or loud noise from these small events. The atmosphere is always genial and very relaxed. From what I have witnessed the 'bar' has been conscientiously run in a very professional way. It is never open beyond 10pm.

As a former licensee myself I can assure you that nothing untoward has happened whilst we have been on site, we have never seen or heard any disorderly behavior. This is something that Dr Wheeler would not allow to happen, he would not tolerate any type of loud noise or anti-social exploits.

Occasionally last summer, very loud music could be heard from neighboring properties. As Meredith Farm is a strictly 'no music' site it certainly was not the source.

To reiterate, we continue to return to Meredith Farm time and time again because of the tranquil, natural nature of the campsite. This is treasured and nurtured by Neil and all of the returning visitors.

If you have any questions for me please do not hesitate to get in touch clairebendall38@hotmail.com

Yours faithfully,

Claire Bendall

Kim Mills

to: Nwheeler

date: 3 Apr 2019, 13:10

subject: Meredith Farm Campsite

Good afternoon,

I wanted to let you know that we are regular visitors to this lovely campsite. We return time after time, as we find it very peaceful, quiet and beautiful there.

I and my Husband only ever take our touring caravan to quiet sites, as we prefer to stay where there is no loud music played and certainly no rowdiness. To this effect, we find our frequent visits to Meredith Farm absolutely perfect.

Please keep up the good work and we look forward to visiting with our caravan again this coming Easter Bank Holiday.

Best regards,

Kim & Lawrence Mills

Vic and Margaret Webb

To whom it may concern.

Ref: Meredith's Farm Camping and Caravan Site, Llancloudy.

My wife and I have been visiting the above site for the best part of eight years. Being retired and in our seventies we look forward to taking short walking breaks with our caravan. After a day's walking it is important to us that we can return to a site which offers pleasant very peaceful surroundings. Meredith's Farm fulfils that requirement to the letter.

The owners of the site are pleasant helpful people, often suggesting walks in the local area and places to visit.

Often when taking an evening stroll we stop and chat to local residents who also make us feel welcome.

To sum up, this site is certainly not noisy, it is a very quiet, pleasant site where we can relax and recharge our batteries.

Yours sincerely

Margaret and Vic Webb

